The Campus Master Plan is just the first step in realizing the evolution of the Queen’s campus. This chapter provides direction for the near-term, demonstrating how projects and initiatives may be achieved to support campus planning goals.

This chapter also provides guidance to the procedure and processes to implementing change. Part 2 of the Campus Master Plan provides further implementation direction for specific development projects precinct by precinct.
Buildings in white illustrate potential new buildings, while existing buildings and buildings under construction are illustrated in yellow.
8.1 Coordinated Landscape and Infrastructure Projects

This Plan has identified a number of project and initiatives that contribute to the evolution of the campus. These projects may be implemented by Queen’s in the upcoming years. The projects and initiatives include landscape improvements, and initiatives that will enhance campus movement and sustainability. A full list of Key University Projects - priority open space and movement improvements - has been compiled and illustrated in Figure 8-2. A description and illustration of key projects that may be implemented within a 15-year planning horizon are identified in Section 8.2. The remaining recommended University Projects can be implemented over time as opportunities arise and in conjunction with adjacent development.

Landscape Projects:

Main Campus Walks, Streets and Plazas
- L1 Chown Hall Walk
- L2 Fleming Walk
- L3 University Avenue Streetscape Improvements
- L4 Fifth Field Company Lane Streetscape
- L5 Union Street Streetscape Improvements
- L6 Library Square
- L7 Arts Square
- L8 McLaughlin Square

West Campus Walks, Streets and Plazas
- L9 Sir John A. Macdonald Green
- L10 West Campus Walk
- L11 Ceremonial Trail
- L12 Athlete’s Plaza
- L13 Mascot Plaza
- L14 West Campus Square

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 Sir John A. Macdonald Blvd. / Portsmouth Lane Gateway
- 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 Portsmouth Lane / Sir John A. Macdonald Blvd. Intersection
Figure 8-2
Key University Projects
8.2 Near Term Plan

The 50 year vision illustrated in Chapter 3, and elaborated upon in Chapters 4 to 6, sets out a full range of development opportunities for the University to consider over the long term. The Near Term Plan (Figure 8-3) illustrates one potential evolution of the campus in the interim that aligns near term needs, opportunities, and current initiatives.

Areas envisioned for change in the near term are in colour, while parts of campus untouched remain in grey.

Although there are many ways the future may unfold, the Near Term Plan provides an opportunity to review the implications of near term decisions and frame discussion regarding the location and extent of investment and infrastructure required to support this evolution.

The Near Term Plan reflects:

- A general order of magnitude of development that may be expected reflecting current initiatives, modest growth relative to historic trends, and the potential for shared projects and market related development.
- The careful positioning of development on Main Campus, balanced with increased investment on West Campus.
- The renewal and/or redevelopment of buildings with the most pressing deferred maintenance needs, including Kathleen Ryan Hall, Jeffery Hall, Harrison-LeCaine Hall, and the former Prison for Women building.
Buildings in white illustrate potential new buildings, while existing buildings and buildings under construction are illustrated in yellow.
• Modernized teaching and research facilities achieved through new development and building renovations.

• Preservation of historically significant buildings and landscapes.

• The creation of a mixed-use community “node” on West Campus that includes market housing, academic and teaching space, commercial space, clinics and other student and resident amenities.

• The creation of a renewed and expanded “athletics campus” consisting of existing plans from the Athletic and Recreation department.

• Improved pedestrian and cycling infrastructure realized through partnerships with the City of Kingston.

• New upper year housing on Main or West Campus.

• Renewed Library services consistent with direction of the LAMP.

• Additional parking lots on West Campus and an improved University Shuttle service between campuses.
8.3 Precinct Plans

Part 2 of this Plan, Precinct Plans, is an integral part of the Campus Master Plan that serves as an implementation manual for Part 1 of the plan. It provides design direction for new development and Campus Master Plan Projects to ensure they are implemented within the larger campus planning framework. Part 2 is intended to assist project managers, decision makers and other members of the University community to make decisions around development, project implementation and other initiatives.

The precinct plans divide Main and West Campus into seven precincts in order to provide specific place-based development direction and establish specific development parameters for each development site. They consolidate the opportunities and requirements for campus evolution, providing a convenient and simplified framework in which to plan and evaluate campus projects within the comprehensive guidelines of the Campus Master Plan.

The precinct development guidelines consist of two major components: a development
Precinct Development Guidelines

Precinct Name

Key Map

Precinct Perspective

Precinct Perspective

Figure 8-5
Structure and Content of Precinct Plans
framework map and a corresponding development matrix. The precinct plan framework map locates development and renewal parcels within the context of the Campus Master Plan. It identifies development sites, site planning considerations for each development site, major open space initiatives, and movement infrastructure and initiatives.

The development matrix complements the precinct plan framework drawing, providing a comprehensive table of development parameters and other considerations for each development and renewal site. 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 that should be considered and addressed in the design of the site. These may include landscape projects or coordinated streetscape initiatives that should be reflected in the new development. Figure 8-5 illustrates structure and content for Precinct 6.

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. Proposals that depart significantly from the precinct plans should be subject to a review process where they must demonstrate that they achieve the principles, objectives and general intent of the Campus Master Plan.

Where large parcels are to be developed in phases, 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.
8.4 Campus Planning Process, Monitoring and Update

This section describes how the Campus Master Plan should be used and maintained by Queen’s University to guide decisions about campus development, landscape creation and management, and infrastructure improvements. This includes both recommendations for how the Plan can be integrated into the Capital Approvals Process, as well as how it can be monitored and amended to ensure it remains relevant and responds to emerging University needs. Broadening and maintaining awareness of the Plan and monitoring its effectiveness will ensure it remains an essential tool for shaping the future campus. The review structures and process described in this section may also evolve over time; however the objective of clearly articulating University priorities and demonstrating how emerging projects support these priorities will remain paramount.
8.4.1 Campus Master Plan Amendments and Updates

This Plan is the overarching policy document of the University, with respect to campus development, landscape creation and management, and infrastructure improvements. However it should be maintained as a living document, adapting to emerging and changing needs and institutional directions. Amendments and updates to this Plan may be considered, and should be explicitly adopted when such changes would be beneficial to the University and are consistent with the established planning principles.

Major amendments to this Plan will require the approval of the Queen’s University Planning Committee (QUPC). Queen’s may consider allowing minor amendments to be approved by the Campus Planning Advisory Committee (CPAC), which reports to QUPC. In particular, Part 2 of the Campus Master Plan is intended to be updated and revised as necessary, within the broader framework established in Part 1.

The University will monitor the success of the Campus Master Plan through an assessment of its effectiveness in the planning process as well as its relevance and responsiveness to evolving University priorities. This will be measured through the use of key performance indicators. This monitoring should be conducted by CPAC, and reported to the QUPC on an annual or bi-annual basis. The Chair of the CPAC should be responsible for overseeing this monitoring. Such regular and ongoing reviews of the Campus Master Plan will provide a frequent record of evaluation, serving as useful input into a future plan update.

The University will also continue its pattern of comprehensively reviewing and updating the Plan on a 10-year cycle. Depending on the outcome of plan monitoring, the University may consider a minor update to the plan on a 5-year cycle.
8.4.2 Integrating the Campus Master Plan into the Queen’s Major Capital Project Approvals Process

The Campus Master Plan should be referred to at the outset of all development planning and design processes, and returned to at each milestone, so that it can effectively influence project formulation, site selection, design development, design review, and project approval. In amending established processes to incorporate the Campus Master Plan, policies should be adopted that make it easier to comply with the Campus Master Plan rather than to diverge from it. Project proponents should follow a transparent process that demonstrates how their project conforms to the Campus Master Plan, or thoroughly justifies any variation from it. Significant variances from the Campus Master Plan should require the approval of the CPAC, Vice-Principals’ Operations Committee (VPOC), and QUPC, and potentially up to and including the Capital Assets and Finance Committee and Board of Trustees.

Project planning processes should both inform and seek input from relevant stakeholders, both on and off campus, at appropriate decision points. Where proposed building projects trigger an Enabling or Coordinated Project, corresponding planning processes for these, also informed by the Campus Master Plan, will need to be initiated. After the project proponent (client) has completed and submitted an initial Space Request Form, the next step is the Major Capital Projects Approval Process. This approvals process is currently in the final stages of refinement and documentation, and is intended to go forward for review and approval by CPAC, QUPC, and finally to the Capital Assets and Finance Committee and Board of Trustees in May 2014.

In its current draft, the Major Capital Projects Approval Process consists of six stages, each with its own milestones and deliverables, as outlined in Figure 8-6 to the right. Within each of these phases, an iterative process of project review and development will drive project creation in a manner that responds to both project proponent and University priorities. The major activities within each phase of the Major Capital Projects Approval Process are outlined in Figures 8-7 through 8-12.

After the project proponent (client) has completed and submitted an initial Space Request Form, the next step is the Major Capital Projects Approval Process. This approvals process is currently in the final stages of refinement and documentation, and is intended to go forward for review and approval by CPAC, QUPC, and finally to the Capital Assets and Finance Committee and Board of Trustees in May 2014.
Phase 1  
Project Evaluation and Triage

1. Client submits Space Request Form to CPD

2. CPD/PPS determines if project requires Major Capital Project Approval Form (over $2.5 million or complex project)

3. Form received and reviewed by CPD and PPS

4. VPOC review and approval in principle

5. CPAC review and recommendation

Proceed to Phase 2

Figure 8-7  
 Major Capital Projects Approval Process - Phase 1: Project Evaluation and Triage (draft as of March 2014)

Phase 2  
Project Development

6. Needs Analysis Options Identification Project Planning Template

7. Business Case (preliminary rationale and numbers)

Proceed to Phase 3

Figure 8-8  
 Major Capital Projects Approval Process - Phase 2: Project Development (draft as of March 2014)

Phase 3  
Preliminary Institutional Review and Approvals

8. VPOC Approval

9. CPAC review and recommendation to QUPC

10. QUPC approval

Proceed to Phase 4

Return to client

Figure 8-9  
 Major Capital Projects Approval Process - Phase 3: Preliminary Institutional Review and Approvals (draft as of March 2014)
Phase 4
Project Refinement

11. Concept drawings prepared

Proceed to Phase 5

Phase 5
Final Institutional Review and Approvals

13. VPOC Approval

14. CPAC review and recommendation to QUPC

15. QUPC Approval

16. Capital Assets and Finance Committee and Board Approval

Proceed to Phase 6

Phase 6
Project Initiation

17. Building Committee selected

18. Scope and mandate of architect to be developed and architect selected (RFP as required)

19. CPAC/QUPC Approval of architect selection

20. Construction Project Initiation

Yes

Return to client

Yes

Yes

Yes

Yes

Yes

Yes

Yes
8.4.3 Funding Models

The Campus Master Plan identifies a number of University Projects (also referred to as Enabling or Coordinated Projects) that, either because of their nature or their scale, do not have existing champions or funding sources. With limited funding opportunities, the University should explore alternative funding models for both development and open space projects.

Queen’s already uses fees from the provision of parking to build reserves that fund future related infrastructure improvements. This model should also be explored to fund landscape projects or infrastructure and utilities. One option may be to levy building projects to create funds for capital replacements through a standard percentage of a project budget. This reserve fund could be for critical infrastructure replacement, for “soft” infrastructure projects (such as the open space projects in this plan), or for both. Were the University to implement such a reserve fund, it should be accompanied by a capital reserve plan which identifies and prioritizes capital projects and repairs, identifying the amount of funds to be collected each year (which would then inform the levy percentage amount).

Another possible tool for funding is partnerships with the private sector, which is increasingly being used by other Ontario and Canadian Universities. The University may consider establishing an arms-length development corporation, run by professionals with expertise in real estate and development. The corporation’s mandate would be to manage Queen’s land assets, as well as to explore opportunities for appropriate partnership opportunities with private developers to partially or fully fund new university facilities (at appropriate places on campus) to assist the funding of university projects. Residential projects, beyond first year residences, may be an example of such a project, however each project needs to be examined on a case-by-case basis.
Queen’s University
Campus Master Plan • Part 2
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.
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.

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. Parkfront Precinct
7. West Campus Square Precinct
8. Athlete’s Village Precinct
9. Johnson Street Precinct
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 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.

<table>
<thead>
<tr>
<th>Development Parcel and Type of Project</th>
<th>Development Parameters</th>
<th>Permitted Land Uses</th>
<th>Enabling Projects</th>
<th>Coordinated Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Project Type</td>
<td>Parcel Footprint (m²)</td>
<td>Min/Max Coverage</td>
<td>Min/Max Height (Storeys)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Precinct 1 North of Union</td>
<td>1A</td>
<td>New Development</td>
<td>6,426</td>
<td>50% 75%</td>
</tr>
<tr>
<td></td>
<td>1B</td>
<td>Planned Development/Facility Renewal</td>
<td>10,322</td>
<td>75% 100%</td>
</tr>
<tr>
<td></td>
<td>1C</td>
<td>Planned Capital Project</td>
<td>5,993</td>
<td>50% 75%</td>
</tr>
<tr>
<td></td>
<td>1D</td>
<td>New Development</td>
<td>2,793</td>
<td>75% 100%</td>
</tr>
<tr>
<td></td>
<td>1E</td>
<td>Planned Capital Project</td>
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<td>75% 100%</td>
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<tr>
<td></td>
<td>Total</td>
<td>28,418</td>
<td>55,051</td>
<td>128,443</td>
</tr>
</tbody>
</table>

Figure 9-2 Development Matrix
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:

**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 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.

**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.

**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.

**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** Sir John A. Macdonald 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** Sir John A. Macdonald Blvd. / Portsmouth Lane Gateway
- **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** Creation of Portsmouth Lane and Portsmouth Lane / Sir John A. Macdonald Blvd. Intersection
Figure 9-4
Landscape Initiatives Overview
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 Divison 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.
## Main Campus Precinct 1

### North of Union

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Parcel Footprint (m²)</th>
<th>Min/Max Coverage</th>
<th>Min/Max Height (Storeys)</th>
<th>Min/Max Gross Floor Area (m²)</th>
<th>Permitted Uses</th>
<th>Enabling Projects</th>
<th>Coordinated Projects</th>
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<td><strong>Precinct 1 North of Union</strong></td>
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<td></td>
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<td></td>
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<td>1A New Development</td>
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<tr>
<td>1C Planned Capital Project</td>
<td>5,993</td>
<td>50%</td>
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<td>8</td>
<td>11,986</td>
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<td>1D New Development</td>
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<td><strong>27,473</strong></td>
<td><strong>56,476</strong></td>
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Figure 9-7

Main Campus Precinct 1
Main Campus Precinct 2

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
### Precinct 2 Tindall Precinct

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Parcel Footprint (m²)</th>
<th>Min/Max Coverage</th>
<th>Min/Max Height (Storeys)</th>
<th>Min/Max Gross Floor Area (m²)</th>
<th>Permitted Uses</th>
<th>Enabling Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>2A New Development</td>
<td>4,829</td>
<td>50%</td>
<td>2</td>
<td>4</td>
<td>4,829 14,487 • academic • administrative • student residence</td>
<td>• Demolish buildings along Albert Street and Collingwood Street, and relocate displaced uses • Relocate/compensate for displaced parking</td>
</tr>
<tr>
<td>2B New Development</td>
<td>8,707</td>
<td>50%</td>
<td>4</td>
<td>6</td>
<td>17,416 49,636 • academic • welcome centre • below-grade parking • athletic and related facilities</td>
<td>• Expand Tindall underground parking structure • Integrate parking access ramp off of Union Street into new development</td>
</tr>
<tr>
<td>2C New Development</td>
<td>1,843</td>
<td>75%</td>
<td>4</td>
<td>6</td>
<td>5,528 10,504 • academic</td>
<td>• Demolish Jeffery Hall and relocate displaced uses • Integrate loading and services uses away from the Arts Square, adjacent to Ellis Hall loading zone</td>
</tr>
<tr>
<td>2D New Development</td>
<td>2,000</td>
<td>75%</td>
<td>4</td>
<td>6</td>
<td>6,000 11,400 • academic</td>
<td>• Demolish Harrison-Lecaine Hall and relocate displaced uses • Integrate loading and services uses away from the Arts Square, adjacent to Victoria Hall loading zone</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>17,380</strong></td>
<td></td>
<td></td>
<td><strong>33,773</strong></td>
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</tbody>
</table>
Main Campus Precinct 3

Queen’s Quadrangle Precinct

Precinct-Specific Guidelines

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 that terminates with an architectural feature which should incorporated into the Fleming Annex/Clark Hall redevelopment.

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 Cataraqui 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 student 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.
## Queen’s Quadrangle Precinct

### Precinct 3 Queen’s Quadrangle Precinct

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Parcel Footprint (m²)</th>
<th>Min/Max Coverage</th>
<th>Min/Max Height (Storeys)</th>
<th>Min/Max Gross Floor Area (m²)</th>
<th>Permitted Uses</th>
<th>Enabling Projects</th>
<th>Coordinated Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>3A New Development</td>
<td>3,287</td>
<td>50%</td>
<td>95%</td>
<td>4</td>
<td>6</td>
<td>6,574</td>
<td>18,736</td>
</tr>
<tr>
<td>3B New Development</td>
<td>11,184</td>
<td>50%</td>
<td>75%</td>
<td>4</td>
<td>8</td>
<td>22,368</td>
<td>67,104</td>
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<tr>
<td>3C New Development</td>
<td>831</td>
<td>75%</td>
<td>95%</td>
<td>4</td>
<td>8</td>
<td>2,493</td>
<td>6,316</td>
</tr>
<tr>
<td>Total</td>
<td>15,302</td>
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<td></td>
<td>31,435</td>
<td>92,156</td>
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</tr>
</tbody>
</table>

**Figure 9-12**

Precinct 3 Proposed and Existing Conditions
Main Campus Precinct 3
Main Campus Precinct 4

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 Stuart Precinct

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Parcel Footprint (m²)</th>
<th>Min/Max Coverage</th>
<th>Min/Max Height (Storeys)</th>
<th>Min/Max Gross Floor Area (m²)</th>
<th>Permitted Uses</th>
<th>Enabling Projects</th>
<th>Coordinated Projects (required in bold)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>4A</strong> New Development</td>
<td>2,601</td>
<td>50%</td>
<td>75%</td>
<td>2</td>
<td>4</td>
<td>2,601</td>
<td>7,803</td>
</tr>
<tr>
<td><strong>4B</strong> New Development</td>
<td>2,859</td>
<td>75%</td>
<td>95%</td>
<td>4</td>
<td>6</td>
<td>8,578</td>
<td>16,297</td>
</tr>
<tr>
<td><strong>4C</strong> New Development</td>
<td>3,577</td>
<td>50%</td>
<td>75%</td>
<td>4</td>
<td>6</td>
<td>7,154</td>
<td>16,097</td>
</tr>
</tbody>
</table>

Total | 9,037 | 18,333 | 40,197 |

### Notes:
- **Min/Max** refers to the minimum and maximum values for the given category.
- **Coverage** indicates the percentage coverage allowed on the parcel.
- **Height** refers to the minimum and maximum storeys allowed for the development.
- **Enabling Projects** and **Coordinated Projects** detail specific actions required as part of the development process.
Figure 9-15
Main Campus Precinct 4

- 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
- Gateway
- Site Boundary
- Primary Entrance
- Utilities: Steam
- Utilities: Gas
- Utilities: Substation / Proposed
- Small Green
- Intersection Improvement
- Cycle Route
- Streetscape Initiative
Main Campus Precinct 5

Healthcare Precinct

Precinct-Specific Guidelines

Although there is minimal opportunity for redevelopment in the area, 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 smaller scale 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. 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.
## Main Campus Precinct 5

### Healthcare Precinct

![Figure 9-17 Precinct 5 Proposed and Existing Conditions](image)

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Parcel Footprint (m²)</th>
<th>Min/Max Coverage</th>
<th>Min/Max Height (Storeys)</th>
<th>Min/Max Gross Floor Area (m²)</th>
<th>Permitted Uses</th>
<th>Enabling Projects</th>
<th>Coordinated Projects (required in bold)</th>
</tr>
</thead>
</table>
| 5A New Development | 2,268 | 75% | 95% | 6 | 8 | 10,206 | 17,237 | • academic  
• student residence  
• Demolish Louise D. Acton Building and relocate displaced uses |
| **Total** | **2,268** | | | **10,206** | **17,237** | | | |
Figure 9-18
Main Campus Precinct 5

- 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

Streetscape Initiative
Site Boundary
Utilities: Steam
Utilities: Gas
Utilities: Substation / Proposed
West Campus Precinct 6

Parkfront Precinct

Precinct-Specific Guidelines

Situated in close proximity to the Waterfront and containing the historic Prison for Women site, the Parkfront Precinct provides a transformative opportunity to bring new uses and character to West Campus. There are a number of development opportunities for private development, either as a partnership with Queen’s or as granted through a land lease. As development occurs here, it will be necessary for expanded transportation infrastructure, including the extension of West Campus Boulevard south of Union Street, the construction of Portsmouth Lane (providing access to Sir John A. Macdonald Boulevard), and an enhanced transit waiting area on Union Street. Development here will also provide opportunity for public realm improvements, such as West Campus Square and the most southern portion of the Sir John A. Macdonald Green.

1. All development in this precinct should transition in height to nearby communities and the waterfront, with Parcel 6B containing the tallest building in the precinct.

2. New development fronting Union Street should be oriented towards the street, and should consist of active uses at grade and sufficient glazing, such as student life services, restaurants and cafés, or health services to the community.

3. Parcel 6B is situated in a high profile location, and may consist of a high-rise structure that signals arrival to West Campus. The tower should sit atop a pedestrian-scaled podium and be stepbacked from West Campus Square, while minimally shadowing the former Prison for Women site. The redevelopment may be co-ordinated with the design and implementation of West Campus Square.

4. Parcel 6C provides a larger development opportunity, but should consist of a number of buildings to create a fine-grained pedestrian network system that is aligned with the enhanced movement system proposed north of Union Street.

5. The former Prison for Women building is an historically significant structure. Any addition to the building as well as adjacent new development should give prominence to the structure, through deeper setbacks from Sir John A Macdonald Boulevard and height transitions.
West Campus Precinct 6

Parkfront Precinct

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Parcel Footprint (m²)</th>
<th>Min/Max Coverage</th>
<th>Min/Max Height (Storeys)</th>
<th>Min/Max Gross Floor Area (m²)</th>
<th>Permitted Uses</th>
<th>Enabling Projects</th>
<th>Coordinated Projects (required in bold)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6A New Development</td>
<td>4,007</td>
<td>50%</td>
<td>75%</td>
<td>6</td>
<td>12,021 24,042</td>
<td>• academic • library • student life spaces (student government offices, club spaces, and student-run services, etc.) • below-grade or structured parking</td>
<td>• West Campus Walk • Extension and Realignment of West Campus Blvd. • Union Street / West Campus Blvd. Gateway</td>
</tr>
<tr>
<td>6B New Development</td>
<td>1,576</td>
<td>75%</td>
<td>95%</td>
<td>4</td>
<td>4,728 23,955</td>
<td>• academic • library • student life spaces (student government offices, club spaces, and student-run services, etc.)</td>
<td>• Sir John A. Macdonald Green • West Campus Walk • West Campus Square • Sir John A. Macdonald Blvd. / Union Street Gateway</td>
</tr>
<tr>
<td>6C New Development</td>
<td>2,913</td>
<td>50%</td>
<td>75%</td>
<td>4</td>
<td>5,826 17,478</td>
<td>• residential</td>
<td>• Sir John A. Macdonald Green • West Campus Walk • Extension and Realignment of West Campus Blvd. • Sir John A. Macdonald Blvd. / Portsmouth Lane Gateway</td>
</tr>
<tr>
<td>Total</td>
<td>8,496</td>
<td></td>
<td></td>
<td>22,575 65,475</td>
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</table>
Figure 9-21
West Campus Precinct 6
West Campus Precinct 7

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.
West Campus Precinct 7

West Campus Square Precinct

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Parcel Footprint (m²)</th>
<th>Min/Max Coverage</th>
<th>Min/Max Height (Storeys)</th>
<th>Min/Max Gross Floor Area (m²)</th>
<th>Permitted Uses</th>
<th>Enabling Projects</th>
<th>Coordinated Projects (required in bold)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7A New Development</td>
<td>2,064</td>
<td>50%</td>
<td>75%</td>
<td>4</td>
<td>12</td>
<td>4,128</td>
<td>18,576</td>
</tr>
<tr>
<td>7B New Development</td>
<td>3,656</td>
<td>75%</td>
<td>95%</td>
<td>4</td>
<td>16</td>
<td>10,968</td>
<td>55,571</td>
</tr>
<tr>
<td>7C New Development</td>
<td>4,736</td>
<td>50%</td>
<td>75%</td>
<td>4</td>
<td>12</td>
<td>9,472</td>
<td>42,624</td>
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<tr>
<td>7D New Development</td>
<td>1,646</td>
<td>75%</td>
<td>95%</td>
<td>4</td>
<td>8</td>
<td>4,938</td>
<td>12,510</td>
</tr>
<tr>
<td>7E New Development</td>
<td>3,504</td>
<td>75%</td>
<td>95%</td>
<td>4</td>
<td>8</td>
<td>10,512</td>
<td>26,630</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>15,606</strong></td>
<td><strong>40,018</strong></td>
<td><strong>155,911</strong></td>
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</tr>
</tbody>
</table>
Figure 9-24
West Campus Precinct 7
West Campus Precinct 8

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 Sir John A. Macdonald 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 John A. Macdonald Green, providing clearly demarcated pedestrian crossings. These new roads should contain tree-lined sidewalks to buffer pedestrians from moving traffic.
West Campus Precinct 8

Athlete’s Village Precinct

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Parcel Footprint (m²)</th>
<th>Min/Max Coverage</th>
<th>Min/Max Height (Storeys)</th>
<th>Min/Max Gross Floor Area (m²)</th>
<th>Permitted Uses</th>
<th>Enabling Projects</th>
<th>Coordinated Projects (required in bold)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8A New Development</td>
<td>5,388</td>
<td>50%</td>
<td>50%</td>
<td>10,776</td>
<td>49,492</td>
<td>• academic</td>
<td>• Demolish Jean Royce Hall and Social Centre and relocate displaced uses</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• student residence</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• athletics/recreation</td>
<td>• Reconfigure south practice field</td>
</tr>
<tr>
<td>8B New Development</td>
<td>4,226</td>
<td>50%</td>
<td>75%</td>
<td>8,452</td>
<td>19,017</td>
<td>• academic</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• student life spaces (student government offices, club spaces, and student-run services, etc.)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• athletics/recreation</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>9,614</td>
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<td></td>
<td>19,228</td>
<td>67,509</td>
<td>• academic</td>
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</tr>
</tbody>
</table>

![Figure 9-26](image-url)
West Campus Precinct 8

Figure 9-27
West Campus Precinct 9

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 Sir John A. Macdonald Green should feature a wide opening with prominent landscaping that signals entry to West Campus.

4. Parcel 8A is an appropriate location for an athletic facility or administrative office that does not require close proximity to the nuclei of Main and West Campus activity. Located adjacent to the Portsmouth neighbourhood, this development's height should be no more than four storeys. Landscaping should buffer this facility from adjacent residential properties.
West Campus Precinct 9

Johnson Street Precinct

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Parcel Footprint (m²)</th>
<th>Min/Max Coverage</th>
<th>Min/Max Height (Storeys)</th>
<th>Min/Max Gross Floor Area (m²)</th>
<th>Permitted Uses</th>
<th>Enabling Projects</th>
<th>Coordinated Projects (required in bold)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8A New Development</td>
<td>6,824</td>
<td>50% 75%</td>
<td>4 6</td>
<td>13,648 30,708</td>
<td>athletic/recreation administrative</td>
<td>• Demolish Coastal Engineering Lab and relocate displaced uses</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>6,824</td>
<td></td>
<td></td>
<td>13,648 30,708</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
Figure 9-30
West Campus Precinct 9