8.0 Built Form Framework

The built form framework defines the desired future character and function of built elements within the campus landscape. The framework ensures that new buildings reinforce a coherent, harmonious and appealing environment within the desired Campus in the Park setting, as well as contribute to the enhancement of the public realm in terms of animation, comfort, safety and accessibility. The framework also ensures that building orientation, massing, and heights make a positive contribution to adjacent buildings and open spaces within the campus and to the surrounding community. Some considerations for built form development include the following:

Sunlight and Shadow
Ensuring adequate sunlight penetration, especially for residential uses and for public spaces such as the quads, courtyards, and other recreational areas, will be most important during the fall and winter seasons. Two of the most measurable impacts that a building mass can have on its surroundings are in the areas of light penetration and shade. Therefore, new buildings should be designed without causing undue shadow impacts on adjacent buildings or public spaces.

Transition in Height
Building development should respect the scale of adjacent buildings, the prominence of key existing buildings, the proximity to open spaces, and the desired vision for the campus, by providing a proper transition in heights. With the exception of gateway buildings, height is focused in the centre of the Main Campus, transitioning down toward the campus perimeter and streets.

Human Scale
The “human scale” makes reference to the experience of the building mass in relation to the size of its users. Buildings and the elements which constitute the façade should have
a proportion and scale that is welcoming to its users. For example, the relative size of a
door, a window, or a staircase should be proportioned with the scale of users. The human
scale is most important in areas that are accessible or visible from the public realm, such as
the first few storeys of a building facing the street. Buildings on the University of Regina
Campus should be visually divided into a hierarchy of building volumes, have building
frontages that introduce a pattern of doors and windows, and have a ground level that is
transparent and animated.

The design, use, and animation of the ground level of buildings are significant elements in
defining the character and experience of the University of Regina Campus as a welcoming
and safe pedestrian environment. Ensuring that all campus buildings provide an attractive
and animated double face to the open spaces and streets, especially at the ground level, is
a priority.

Reinforcing the Open Space

Emphasis should be placed on the importance of built form to open space. The built form
should support an open space framework with the goal of conserving existing landscapes
and open space assets, defining new open spaces and linkages, and creating comfortable,
protected, and memorable environments.

8.1 Built Form: Character

The focus for built form in this Master Plan is to create a campus geared toward
placemaking that supports a safe, comfortable, quality environment with high quality
buildings that reflect sustainability, provide a diversity of amenities, and support the
open space framework. The Plan strives to create great attractive places to linger, learn,
recreate and live on campus. The built form character is defined in the context of creating
a compact campus, such that new development is focused mainly within the campus core.
The majority of new development is geared primarily toward the expansion of existing
buildings and facilities, with some new buildings introduced in the north east areas of the
campus. Many of the building initiatives proposed in the 2004 Campus Master Plan have
been brought forward, some with modifications to building footprints. Current proposals
such as the Arena and Stadium are also reflected in the Plan.

As a Campus in the Park, the approach to new built form is intended to:

• improve and enhance the buildings within a new park context, with frontages on all
  sides, below-grade parking and services, and visible green building initiatives;
• increase connectivity between buildings within and beyond the internal street system;
• provide an outward face for the campus by creating buildings and open spaces with
  addresses to the streets and community;
• create recognizable gateways to support campus wayfinding;
• provide uses to animate the campus;
• provide an opportunity to replace surface parking with great open spaces by introducing
  an increased amount of below-grade parking as well as structured parking;
• create human scale at-grade environments and friendly and inviting building frontages
  that engage and integrate the open spaces and the public realm; and
• define a clear structure that enhances the campus open space framework, and the
greater Wascana Centre.
8.2 Built Form Approach and Structure

The structure of the Campus Master Plan continues to reinforce the compact spatiality envisioned by the original campus planners. A frontage to the lake, a core open space and central mall, a pattern of courtyards and pedestrian linkages, and an eastern and northern spine, continue to play key roles in defining the core campus structure. The Campus Master Plan introduces a new spatiality, which focuses not only on the interior campus, but also on developing the campus exterior as a welcoming, accessible place. The campus complex is now approachable all around, with a reinforced interface west to the community, south to Innovation Place, north to the lake, and east to the First Nations University. The campus’ west interface is defined by a realigned University Drive West that is fronted by new infill development with addresses to the street on its east side. The west side of the street is defined by a park and a natural landscape setting fronting the campus buildings, with screened pockets of “green” parking, open views to the buildings, and a new mid block street connection into the campus from Wascana Parkway.

The structure of the built form engages the open space all around, creating new linkages and destinations as a draw to both the interior and exterior of the campus. A new north-south spine defines the easterly build-out of the campus. It is along this spine that new buildings, open spaces, and linkages are organized, such as the student residences, the Arena, and a series of new quads, courtyards, and trail connections.

Figure C-41. A “Campus in the Park” birds-eye rendering - view north east
The University Drive boulevards also play a key role in the spatial structure, helping to create a seamless transition with the natural environment by employing numerous crosswalks and connections between the core campus and the exterior campus.

8.3 New Campus Buildings
There are 11 building site interventions in the Master Plan that, as a whole, strengthens the academic core, defines a larger Athletic Precinct, establishes a new Residential Precinct, and expands on the Colleges, Greenhouse Gas Technology Centre, and the Heating Plant. The majority of sites are infill to the existing buildings. The opportunity for new development sites occur in the north-east quadrant of the campus. The following section defines the built form composition.
Academic Core

8.3.1 Academic Building Expansion
The Academic Building Expansion (Site 1) functions as the northern gateway for the campus and provides approximately 21,984 m² of additional space and a new frontage along University Drive North. The new building provides a landmark for the campus, expressed as a four storey slab building mass, with a taller seven storey corner building element to create visibility to and from Wascana Parkway and Wascana Centre parkland. The four storey height is consistent with the surrounding built form and maintains the presence of the library as the original icon building for the academic core. Treatment of the building entryway should be welcoming as it is the northerly pedestrian connection to the campus with an expanded internal link to University Drive North. The new building also frames the west side of the North Campus Ceremonial Green, creating a more defined and distinguished heritage space. An expanded podium and access along the east side fronting the green provides an opportunity to experience the courtyard and views to the lake at two levels. The building's additional space can accommodate uses such as the expansion of the library, which would enable the relocation of the library service area fronting the Dr. Lloyd Barber Academic Green, and a new southerly frontage for the library (see Site 4).

8.3.2 Administration and Humanities Building Expansion
The expansion of the Administration and Humanities Building (Site 2) functions in a similar fashion to the Academic Building Expansion in that it creates a frontage along University Drive North, expands the internal pedestrian circulation north to the Wascana Centre parklands, and defines the North Campus Ceremonial Green. The built form is defined with a four storey height massing. The development of this building provides an opportunity to screen the existing service area and create a front condition to the street.

8.3.3 Administration and Humanities Link to the Language Institute
This initiative (Site 3) is a two storey building addition that connects the Administration and Humanities Building to the Language Institute and redefines and creates new opportunities to enhance the southerly entryway and courtyard as useable spaces.

8.3.4 A New South Frontage and Entryway for the Library
Creating a new southerly frontage for the library (Site 4) reflects a significant shift in how buildings must engage the open space and all facets of the public realm. The new, two storey height building addition provides a front address to the Dr. Lloyd Barber Academic Green, which is a significant open space for the campus. The new build-out should be mainly habitable gathering space, with multiple views and entrances to the outdoors. The space should be highly transparent, allowing for wide views of the green and long views south along the ceremonial spine. The façade treatment should also respond to the open space immediately fronting the new addition by providing an opportunity for spill out activity such as books sales or library events. Access to the podiums should be incorporated and enhanced to encourage use and to experience views of the campus spaces.
8.3.5  Daycare Facility
The current location of the daycare facility (north of Site 5) provides an invaluable opportunity to create a significant westerly open space gateway into the campus, and a clear connection to the East-West Mall. The removal of the facility, along with the realignment of University Drive West and the addition of a new mid-block street connection, create new open views into the campus. The facility is not considered as a permanent structure in this Plan and the existing building has no architectural significance or quality. The intent of the Master Plan is to demolish the building and relocate the use to the new student residences identified in the Plan. The relocation of the daycare facility will occur when the first two new student residences are developed. The residences can accommodate more than double the capacity of the current facility, which will continue to expand in the build-out of the last two residences.

8.3.6  College West Building Expansion
The College West Building expansion (Site 5) is a two storey addition to the College Building, which provides additional teaching space. Similar to the library expansion, this building creates a new frontage for the new College West Courtyard. With the future relocation of the daycare facility, the College West Building and the RIC Building play an important role in defining the character of the courtyard space as the westerly gateway into the campus. The front of this building, therefore, should engage the open space with a high level of transparency; by providing access; and by creating a welcoming at-grade experience.

8.3.7  Riddell Centre Expansion - The South Campus Gateway and Welcoming Centre
The development of a new architectural signature building at the corner of University Drive South and West (Site 6) is one of the most important design interventions for the University in terms of establishing a front address and gateway (see Figure C-43). The expansion of the Riddell Centre also plays an important role in realizing the building complex as the social, cultural, and retail centre for the campus, as identified in the past Planning Strategies. The new building is envisioned as a recognizable landmark, at six storeys in height, and is animated at grade with pedestrian activity, a transit waiting area, a welcoming visitor centre, and new pedestrian public spaces. As a signature gateway building, it should be articulated at the corners as a visible draw from the Wascana Parkway, with primary entrances facing the street, and a high level of streetscaping to organize pedestrian and vehicular movement. The composition of built form and new open space should result in the creation of a distinct place for the campus. The building and public spaces fronting the building should be of high quality, representative of the character and identity of the University.

8.3.8  Education Building Expansion
The expansion of the Education Building (Site 7) is envisioned as a six storey addition fronting University Drive South. The expansion provides an opportunity to create a new face to Innovation Place, and an easterly frontage for a new signature open space to the east, the Athletic Plaza and Park. No underground parking is possible as part of this development, due to underground service tunnels. Similar to the Riddell Building Expansion, the Education Building should have a primary entrance facing the street.
Figure C-43. Site 6: Before and After Images of the Riddell Centre Expansion - The South Campus Gateway and Welcoming Centre, before and after
8.3.9 Student Residential Buildings

Expansion of the north-east corner of the campus (Site 8) with two large courtyard buildings structured along an east west spine with primary frontages towards the lake (See Figure C-44). The buildings envisioned in this plan are intended to create a new residential precinct that supports the viability and year-round use of amenities on campus, diversifies the housing options, and provides a relocation and expansion of the current daycare facility. The massing of the residences is configured as slim L-shaped buildings of three to four storeys in height. Two of the four buildings have a tower component at the corners, creating an overall building height of 10 to 12 storeys. The massing focuses height inward towards the colleges and transitions down toward the lake to optimize views to both it and the park, and to respect the character of the existing buildings fronting University Drive North. The buildings define two significant recreational open spaces for the North Campus, and are structured along the North-South Pedestrian Mall. The building configuration frames views, provides east-west connections to FNUniv and the Language Institute buildings, and provides a new welcoming interface and access both internally and externally.

8.3.10 Expansion of the Colleges and First Nations University

The building structure for the colleges and the First Nations University (Site 9) remain primarily as envisioned in the Planning Strategies and as demonstrated in the Composite Demonstration Plan. The west expansion of Campion College creates additional frontage and access along the East-West Mall to further define the axis. Although expansion of the
Campion Building will be on University of Regina property. It provides an opportunity for joint venture programming with the University, and an opportunity to extend the interior street system and connect the Colleges to the rest of the campus buildings west and north.

The east expansion of Campion College and the northerly addition to the Centre for Kinesiology Building create a narrowing of the Mall, pinching the view, which allows for an element of surprise through the space. The expansion also defines an open space around the chapel, positioning it as an architectural landmark within the landscape. The east-west leg of the “L” building configuration is a transparent connection between the colleges, similar to that of the Riddell Centre and Education Building, providing open views along the North-South Pedestrian Mall. The Luther College expansion remains as in the Demonstration Plan. The design of the built form for the college expansions must be considered in the context of a Campus in the Park setting, with multiple frontages, windows, entryways, and connections that engage all open spaces.

Athletic Precinct and Sports Fields

8.3.11 Arena and Stadium

The building footprints of the Arena and the Stadium (Site 10) are based on recent building proposals prepared for the University. Although this Plan provides a further level of guidance for the development of these buildings such that they respond to the vision and principles, further review and development of the architectural and technical aspects of the built form, and the siting of these buildings in terms of setbacks and orientation, will need to be confirmed prior to implementation.

The Arena and Stadium are two key buildings that define and strengthen the Athletic Precinct. The composition of the Education Building, the Kinesiology Building, the Arena, Stadium, the iconic Heating Plant, the new plaza and park, and the University Drive South streetscape redesign, together create a new “destination place” and draw for the
southern area of the campus. Most often, the Arena facility for many campuses is the most memorable building because it is the hub of recreational activity and draws events both locally and internationally. As a result, many campuses place great emphasis on creating a quality facility both inside and out. The Arena should be a landmark building for the campus. In addition to quality architecture, the design should avoid blank walls and create comfortable spaces around the building. The gathering areas should be clearly accessible, and entrances should be visible and transparent from the street. The design should also allow for transparent pedestrian and bicycle connections through the building along the North-South Pedestrian Mall.

The Stadium is aligned on axis with the North-South Pedestrian Mall and is the focal point that terminates the axis. The design of the stadium should respond to this positioning, using architectural elements and signage, and should align the main entrance and gathering space to relate to the street and the axis. As with the Arena, the structure of the Stadium should create comfortable spaces around the building, and visible exterior gathering areas and main entrances. The exterior of the Stadium should be designed to be interesting all around, especially along University Drive South and the East Loop Road, creating a new frontage and interface along the street. The exterior design should also create a comfortable and safe walking environment, with visible trails that are connected to the street and the peripheral trail network. The servicing areas of the Stadium should be at the south end of the structure and should be screened from view to the surrounding fields.

Facilities Management Buildings

8.3.12 The Facilities Management Building and Heating Plant Expansions

The build-out of the Greenhouse Gas Technology Centre and Engineering functions (Site 11) proposes an expansion of the existing building east toward East Loop Road. Development of this building should have a frontage and main access along East Loop Road, and the design of the building should be an architectural draw to Innovation Place and the southern campus area.

The heating plant is considered one of the most significant architectural forms on the campus and the southern expansion of the building should maintain the architectural design quality and iconic character of the existing built form. The public realm area around the building should also be designed to enhance the building stature, and in conjunction with the Greenhouse Gas Technology Centre expansion, create a more pedestrian oriented place that visually reduces the surface parking. Pedestrian connections to these buildings should be enhanced.

8.4 Building Height, Scale, and Massing

A “comfortable balance between built form and a naturalistic setting” defines the desired character for the Wascana Centre. The long-term vision for the Centre is to have the skyline dominated by trees and vegetation rather than buildings, with a focus primarily on the legislative building as the tallest and most dominant form. As a Campus in the Park, the University’s objective for a tree-dominated skyline is for the most part, realized in the Master Plan.
8.4.1 Building Height

The Plan does deviate somewhat regarding the 13 metre height restriction identified in the Wascana Centre 2006 Master Plan in order to achieve two of its key built form objectives. The University has to achieve more physical visibility for the campus as a means of wayfinding, and, in order to achieve a more compact campus, has to build higher in certain areas in response to future intensification. To achieve a balance in the Wascana Centre objectives and the University objectives, taller buildings sites are strategically located to achieve a concentration of height central to the Plan. Most of the tall buildings are within the residential precinct, along University Drive South as the main urban corridor, and at the two gateway entry points. These include the existing and proposed residential towers that are at a maximum height of twelve storeys, the north and south gateway buildings at the campus entryways that are a maximum of seven storeys, the Education Building at a height of six storeys, and the structured parkade at five storeys. The balance of new buildings are three to four storeys in height, and transition down toward the edges of campus to create a human-scaled environment at street level.

Wascana Centre 2006 Master Plan, Section 4.17: Height Limits:

“To maintain a skyline dominated by nature, all future buildings within the Centre north of the University campus should be no higher than the average height of mature trees, or 13 metres.”
8.4.2 Building Scale and Massing

In general, the scale and massing of new buildings in the Plan are in keeping with the character of adjacent built form, as most of the campus developments are expansions of existing buildings. Buildings fronting the lake maintain a height of four storeys and are massed to maintain open views to the lake. Development around the library continues the podium concept to appreciate views of new open spaces and create new view opportunities to Wascana Park. The gateway buildings mark the entryways with articulated corners where most of the building height is concentrated.

Changes to scale and massing occur mainly with the introduction of the slab and tower concept for the new residences. The buildings constitute four L-shaped slab buildings, that are thin in form in comparison to the academic buildings, which achieves a “lightness” to the scale and massing. The intent is to have the large open space as the focus for the residential precinct, and have the buildings float within the landscape. The northerly building slabs are lower in height closer to the lake and can have breaks in the building height or mid passageways along the length of the building to create a more interesting built form, and to provide additional open views and linkages to the open space. The southerly building slabs are higher in height and have slim towers located at three corners to protect and maximize long views to the park and surrounding open spaces.

Figure C-48. Building height, scale, and massing are generally in keeping with the existing built form.
8.5 Building Orientation and Accessibility

The siting of new campus buildings, in terms of their location and orientation of their building frontages, are a critical factor in defining a welcoming, accessible and safe pedestrian environment that has an internal as well as an external focus. Buildings have to address streets and all public spaces and must have primary entrances that are connected to the sidewalk and pathways of the pedestrian circulation system. The following are guidelines for building orientation and accessibility on campus:

- Buildings within a Campus in the Park setting should function in a similar manner to stand-alone pavilions in a landscape, having frontages on all sides in order to address the surrounding public realm and open spaces, with clearly defined primary entry points that directly access the sidewalk and pathways.

- To enhance the visual and physical experience of buildings, and the feeling of safety, large blank walls or an uninterrupted building mass should be avoided.

- Service entrances and areas should not be located in the fronts of buildings and should be consolidated where possible, along a shared service corridor. Existing service entrances and loading areas that are now fronting streets or the public realm should be appropriately screened.

- Building frontages along the streets must create a welcoming and attractive street environment for pedestrians.

Figure C-49. Turn building outwards through infill to reinforce the interfaces with surrounding environments
Building frontages to open spaces must create a comfortable and attractive environment that encourages use and enjoyment of the open space.

Corner gateway buildings must be sited to first address the intersection of a street with a visible primary entrance, then the primary street frontages (University Drive North and South), and thirdly the local street frontage (University Drive West).

Distinct architectural features and interventions at the corners of buildings are encouraged at all corner building locations to enhance the visual prominence and identity of the University, and to address wayfinding. In addition, features such as building signage, primary entrances and amenity space should be part of the building composition.

Surface parking should never front a building. If surface parking must front a building for the purpose of immediate handicap accessibility, the parking should be kept to a minimum, should be discreetly integrated with the landscape, and should not front or obstruct main passageways and entry points to the buildings. Within the campus core, the only area where surface parking is identified fronting a building is the Centre for Kinesiology Building, where a single row of parking, primarily for handicapped parking use, is provided in close proximity to the building entrances.

8.6 Building Design and Architectural Character

The design of any new building on the campus should exemplify the highest quality and standard of architecture and evoke an image of excellence and progressiveness for the University. The new RIC building is a great precedent for the level of quality in design and spatial organization that the University should seek to achieve. The focus should be on creating buildings with quality interior spaces that enhance the learning and social environments, and in creating comfortable human-scale exterior environments that are welcoming and inviting.

The architectural character of new buildings should be respectful of the built heritage of the campus and draw on the assets and qualities of key iconic buildings and building elements. Design themes and styles that are inherent to the campus, such as the archways of the Library and the Lab Building, should be carried forward and integrated into new design compositions. This does not mean that new development should be the same as the old or be traditional in character. The campus architecture can be made rich with a variety of traditional and contemporary styles, and the threading of unique elements and the integration of the open space can create a more holistic building environment.

8.6.1 Materials and Details

As most of the development constitutes expansion of existing buildings, the materiality of new built form should complement the existing form and architecture. Similar materials and details should be integrated into new form where possible, balanced with new materials and details to achieve a level of distinction and uniqueness. The overriding theme for the use of materials and building details on campus should be to achieve the highest quality in design and materials, to build identity with distinct architecture, to create comfortable and safe pedestrian environments, and to design for sustainability and longevity. Using local materials and construction is encouraged, and maintaining a commitment to sustainability should be a priority goal for the University.
8.6.2 Building Transparency

Building transparency plays a large role in achieving safe, comfortable, human scale pedestrian environments. The more transparent a building can be, especially at-grade, the more welcoming and friendly it is to the pedestrian, and the more it is able to integrate and engage the public realm. Buildings should be transparent and animated at-grade to encourage a level of safety with “eyes-on-the-campus”. This is especially true for buildings fronting the streets, open spaces, and primary pedestrian circulation corridors. The internal “urban street” system, internal gathering places, and pedestrian junctures should be transparent and visible from the exterior of buildings.

8.7 Building Views and Landmark Sites

8.7.1 Building Views

As most of the campus is flat, defining and enhancing views is an important element in building design that helps to create visual interest. Views provide a significant opportunity to establish a quality urban Campus in the Park experience, therefore the structure and placement of buildings, landscape, and art are key elements in establishing great views. The built form can be used to define and structure views into and throughout the campus,

Figure C-54. Views and landmark sites
and they can be used to terminate views as a focal point. They can also function as a wayfinding mechanism using identifiable architectural features. In the Master Plan, the most significant views occur along the north-south and east-west spines, and toward the lake and Wascana Park. These views should be protected and enhanced. As the campus becomes more extroverted in structure, new view moments and landmark sites are important in defining an attractive exterior face for the campus and in making visual connections to the interior of the campus. In general:

- Maintain and enhance existing views to Wascana Lake and Wascana Centre parklands, and along the ceremonial spine.
- Where possible, create accessible view opportunities to key built form and open space features along the University Drive boulevards and the path and trail system to enhance the walking, cycling, and driving experience.
- Create views of all open spaces and built form landmarks.
- Create opportunities to experience views from the podiums.
- Design the internal pedestrian concourse with a high level of transparency, and at the perimeter of buildings to provide a visual experience of adjacent exterior open spaces.

8.7.2 Landmark Sites / Signature Architecture

Landmark sites are the special places and features within the campus that are meant to define and enhance the character and identity of the University as well as provide specific functions at strategic locations, such as a welcoming or a wayfinding feature. The landmark sites, as identified in Figure C-54, include locations for signature architecture and complementary open spaces. Collectively, these sites help define the University as a distinct and special place, as well as orient the visitor to and through the campus by locating it, defining the front door and main entrances, and identifying key buildings and circulation routes. In addition, incorporating visible green building technologies for new developments/buildings help to define the campus as a distinct and special place within Wascana Centre.

Most of the significant built form landmarks and correlated landmark open spaces are focused around the Academic Core, the campus gateways, and the Athletic and Residential Precincts. Additional built form landmarks include the Heating Plant, First Nations University, and the Language Institute.

8.8 Podiums

The Master Plan envisions a revival of the podium as useable space that contributes to the public realm experience on the University of Regina Campus. Podiums should be a key part of the pedestrian circulation system, offering opportunities to experience the “tree dominated” skyline of the campus landscape and the greater Wascana Centre landscape. They also provide opportunities as useable green roof spaces on campus.

8.9 Building Connections and Considerations for Climate and Walkability

The University of Regina, being a predominantly cold climate campus, has gone to great lengths to create a spatial structure of connected buildings and internal “urban streets” that provide comfort and ease of access throughout the campus. The new vision reflects an enhancement of the public realm and the creation of useable outdoor spaces, which demands that the same level of design consideration be given to outdoor movement such that buildings create a comfortable public realm experience. Any expansion of the interior corridors must be implemented in a way that does not preclude this important objective,
and that is respectful of the the new built form and open space frameworks. This may require that new connections go either underground or overhead.

Design interventions to mitigate climate and create a comfortable walking environment include:

- siting buildings to create short walking distances between buildings, where direct connection is not possible;
- continuing the internal "urban street" network with the new building expansions;
- integrating protected walkways into building designs, with canopy coverings or arcades;
- planting trees as wind breaks along open pedestrian routes between buildings;
- designing multiple entrances in buildings and ensuring ease of access to entrances;
- siting building entrances to correspond with a connected network of pathways;
- integrating sheltered warm areas in buildings such as atrium spaces, along key pedestrian routes;
- constructing heated transit waiting areas and transit stops; and
- mitigating building heights to reduce wind tunnels.

Figure C-59. Green roofs show leadership in sustainability

Figure C-60. Continue the pedestrian concourse system to integrate indoor and outdoor spaces
8.10 Sustainable Building Systems

Designing for sustainability is beneficial to the University for many reasons, the most significant being the cost savings inherent in optimizing energy performance of buildings and in decreasing maintenance. Another great benefit is the opportunity to showcase the University as a leader in this stream, building on its identity with distinguished green buildings and other significant green projects. The positive reputation gained can position the University as an attractive place to be and learn, which can support the recruitment and retention of students, faculty, and staff.

An ongoing commitment to building sustainably should continue to be a priority for any new development undertaken on campus as a means of optimizing the performance and maintenance standard of buildings. Applying methods of decreasing energy demand, managing efficiency in water use, and the capturing natural energy sources are some examples of optimizing performance. The University should consider implementing an Office for Sustainability, building a team of experts that can direct development towards achieving sustainable standards and goals. In the interim, the University should, at a minimum, commit to applying sustainable design principles to all aspects of operation such that, as a system, it can work towards operating at peak performance and efficiency.

Sustainable Design Principles:

- using local and accessible materials in the development of buildings, reducing transport and delivery distances;
- incorporating bike racks, lockers and shower facilities in building design; and
- investigating opportunities to green the podiums. Green roofs can help manage storm water runoff, provide a form of insulation, reduce the urban heat island effect, and create a healthy environment by providing additional recreational space.

Figure C-61: A Completed Path and Trails Network