

Saint Mary's University
Campus Master Plan
2016-2026 Implementation Plan
March 2016

BrookMcIlroy/



Saint Mary's University
Campus Master Plan
2016-2026 Implementation Plan
March 2016

BrookMcIlroy/

Contents

1.0	2007 Campus Master Plan	2
2.0	The Campus Today (2016)	4
3.0	2016-2026 Implementation Plan	6
3.1	Alternate Options for Northeast Quadrant	8
3.2	Guiding Principles.....	10
3.3	Campus Edge Height & Massing Transitions	16

1.0 Saint Mary's University: 2007 Campus Master Plan

The 2007 Campus Master Plan was prepared to provide a comprehensive strategy to guide the development of future campus facilities and outdoor spaces. In the period since its adoption several new projects have been built including buildings, parking areas and landscapes. An update to the plan is required to reflect these projects, however the 2007 Campus Master Plan guiding principles and design guidelines remain relevant and should be referenced in tandem with this 2016-2026 Implementation Plan.





2007 CAMPUS MASTER PLAN

- Proposed Development (2007)
- Existing Development (2007)

2.0 Saint Mary's University: The Campus Today (2016)

Four building developments have been completed since the 2007 Master Plan was adopted. The updates to the 2007 Master Plan contained in this document include a renewed set of design principles in response to the needs of the campus today. Areas of opportunity identified by the university have included context-sensitive edges, circulation, and strengthening campus identity/culture. Proposed updates are based on the desire for a clear, inviting, and green

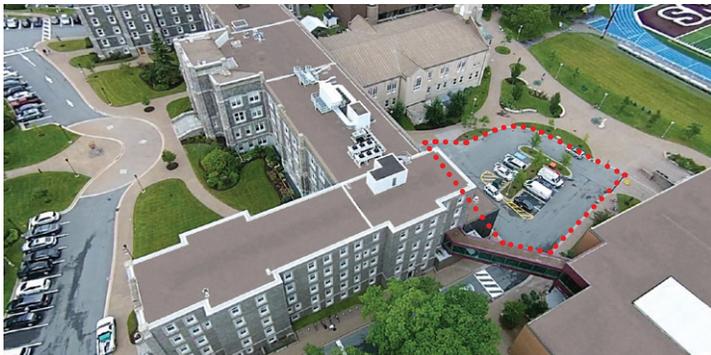
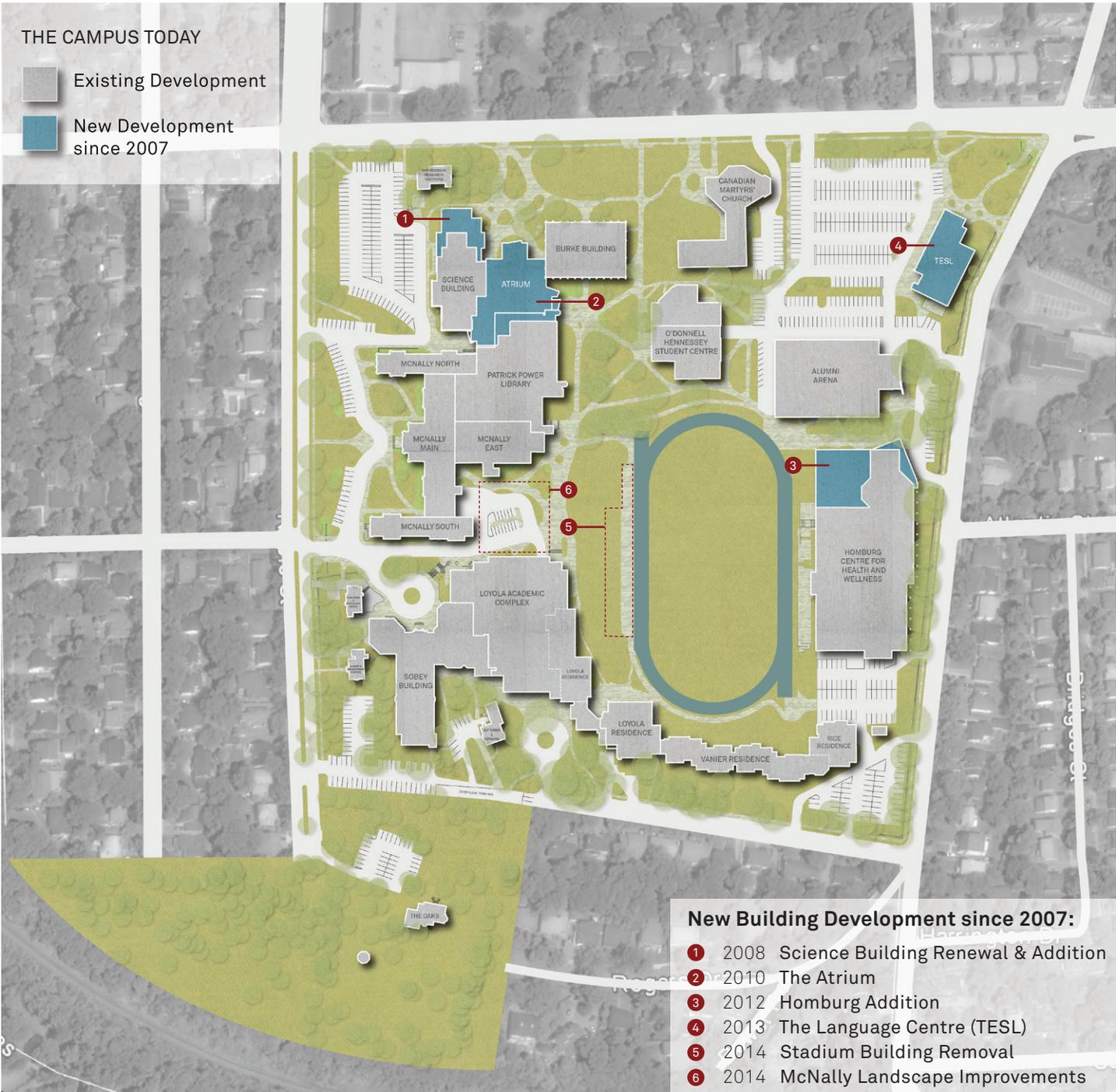
campus that conveys Saint Mary University's positive image as a progressive, international campus community situated within a beautiful Halifax neighbourhood. The proposed plan is a flexible framework for the growth and evolution of the campus providing general locations for future building development as well as areas recommended to be reserved as major open spaces.



Science Building Renewal & Addition (2008-2010)



Addition of TESL Building (2013)



McNally landscape & parking improvements (2014)



Stadium Building Removal (2014)

3.0 Saint Mary's University: 2016-2026 Implementation Plan

The following section summarizes the recommended Master Plan configuration presenting a Foundation Plan followed by two options for the north east quadrant. The 2016-2026 Implementation Plan is a flexible framework for the next phase of future campus improvements. Specific decisions related to the location of potential building uses and of facilities such as the arena are subject to future decision-making processes. The plan therefore illustrates 3 options for the North-East quadrant (Options A, B and C) that depict alternative scenarios. All of these options embody the core principles for the campus.

Generously sized outdoor "Commons" become the iconic areas for gathering, recreation and exchange. An "International Commons" is a focal point upon entering campus from the north-east. This key Campus Commons is

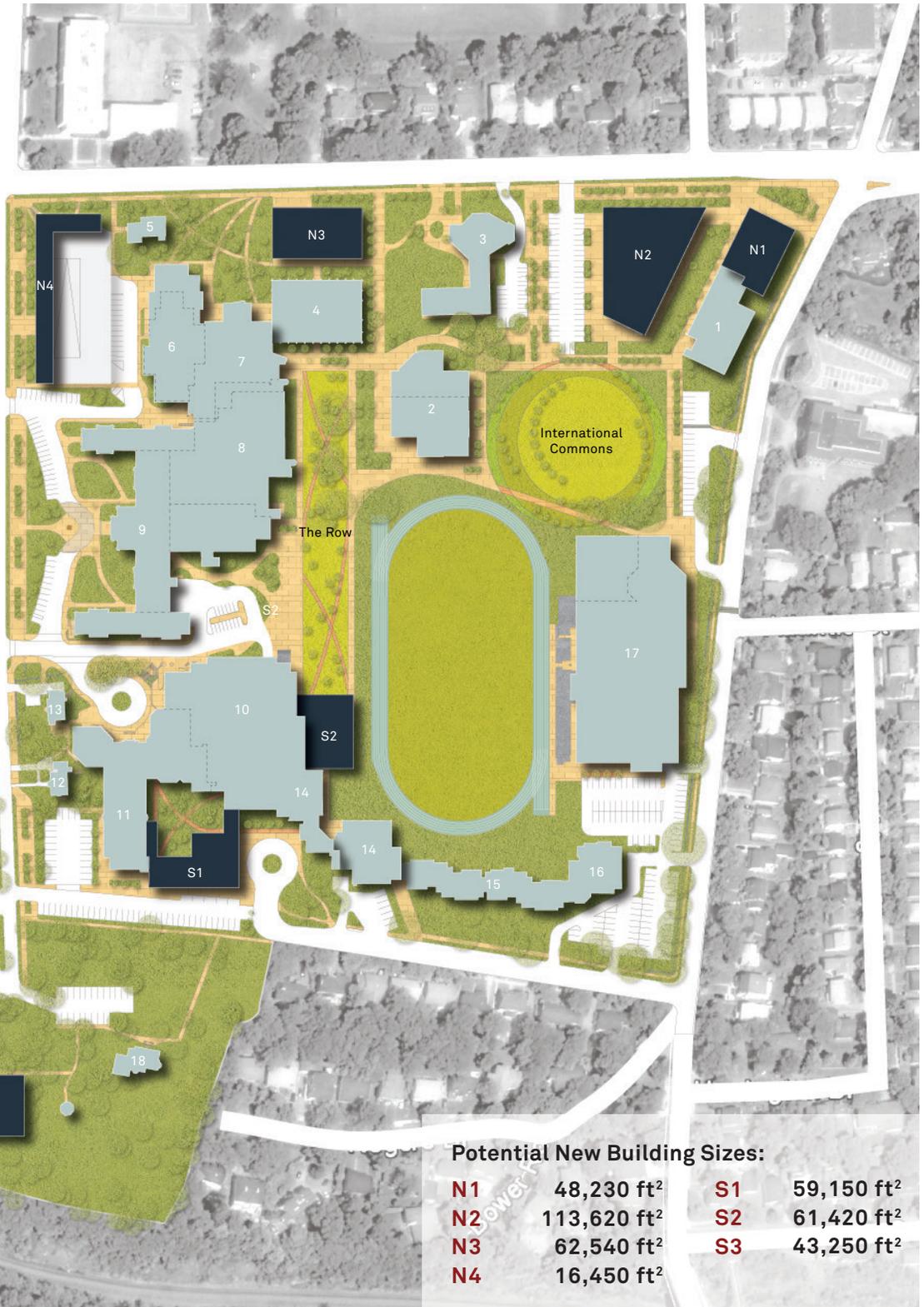
located between active student life buildings, including the Homburg Wellness Centre, Student Centre, Language Centre, and newly proposed academic buildings. This green commons is partially visible from the surrounding street network, embodying campus life and creating an inviting space for informal and formal campus events. A large north-south lawn 'The Row' extends from within the Atrium courtyard towards the South residences, linking housing and academic spaces while retaining the openness at the core of the campus that exists today. The Oaks site includes low rise buildings set within the lush, green area.

Building area estimates are approximate and based on building heights of 2-3 storeys at the Campus edges stepping up to 5-6 storeys in the Campus interior.

**2016-2026
Implementation Plan:
Option A**

1. The Language Centre
2. O'Donnell Hennessey Student Centre
3. Canadian Martyrs Church
4. Burke Building
5. Goresbrook Research Institute
6. Science Building
7. Atrium
8. Patrick Power Library
9. McNally Building
10. Loyola Academic Complex
11. Sobeys Building
12. Alumni & Development Office
13. Continuing Education Office
14. Loyola Residence
15. Vanier Residence
16. Rice Residence
17. Homburg Centre for Health and Wellness
18. The Oaks

N: North Campus Buildings
S: South Campus Buildings



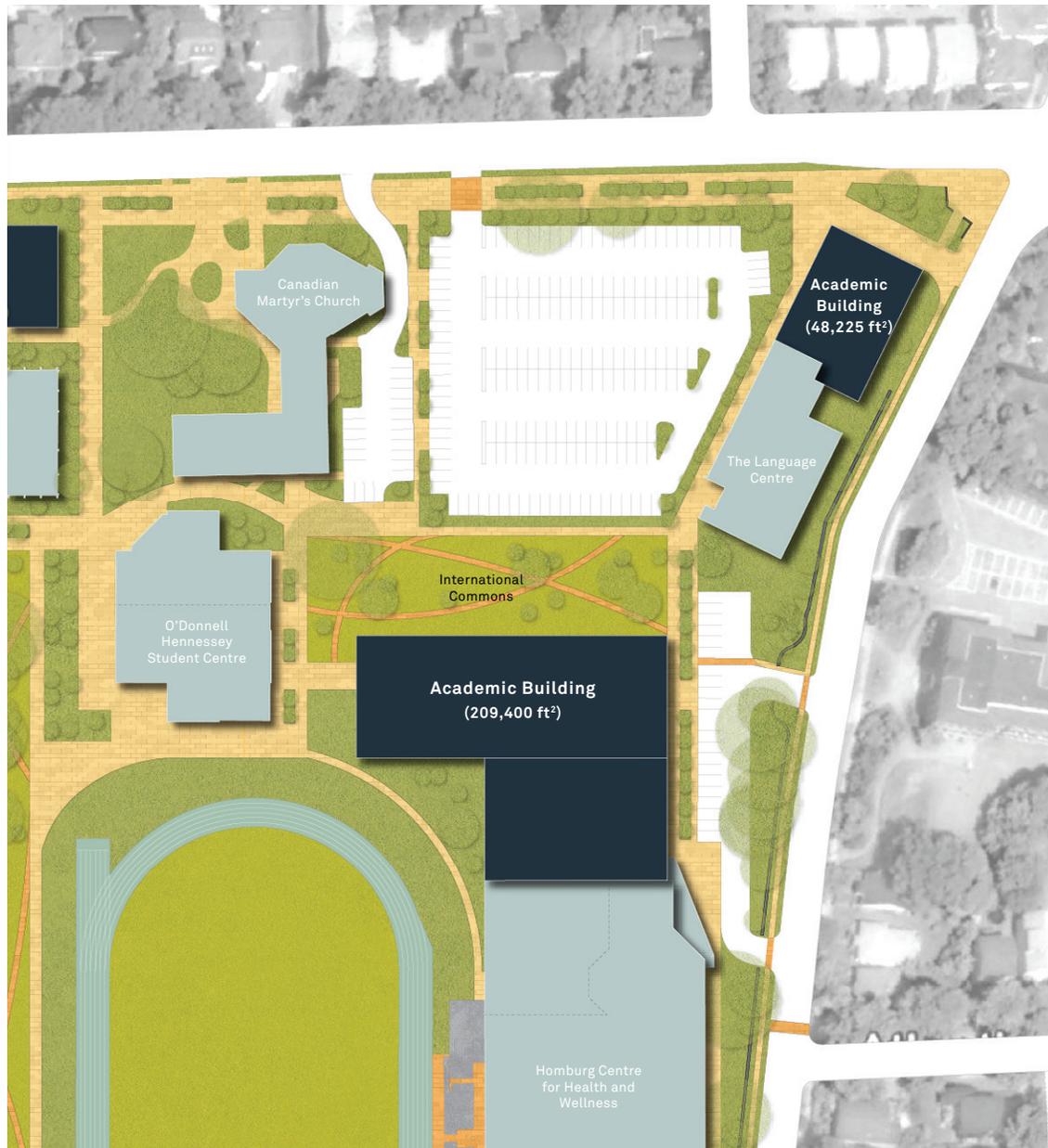
Potential New Building Sizes:

N1	48,230 ft ²	S1	59,150 ft ²
N2	113,620 ft ²	S2	61,420 ft ²
N3	62,540 ft ²	S3	43,250 ft ²
N4	16,450 ft ²		

3.1 2016-2026 Implementation Plan

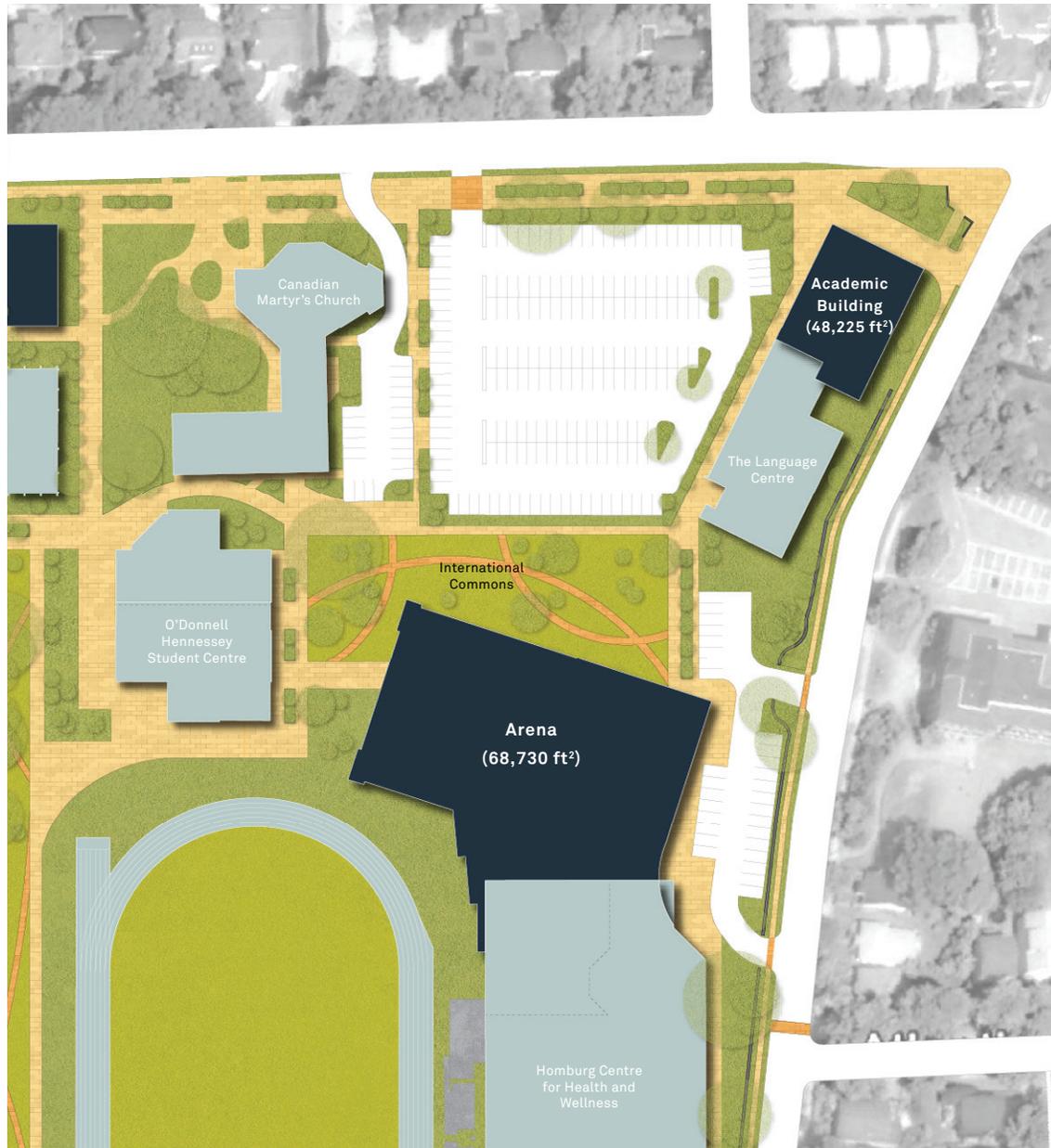
Alternate Options B & C for Northeast Quadrant

Option B



This option proposes a new building connected to the north end of the Homburg Centre for Health and Wellness. The International Commons takes the form of a wide linear park in this version. This park serves as a common greenspace between multiple buildings and is visually accessible to the street in order to advertise student activity and bring transparency to the campus edges.

Option C



Option 2 illustrates a scenario whereby a new Arena is built as an addition to the Homburg Wellness Centre. To the north of this building, a wide linear greenspace provides a buffer between the campus interior and parking area while directing pedestrian traffic along clear, orthogonal pathways.

3.2 2016-2026 Implementation Plan Guiding Principles

01 **Welcoming: Create a clear sense of arrival**

Campus edges should be welcoming providing tree-lined sidewalks, green forecourts, lawns and pedestrian amenities including seating. Key gateways at Campus entrances, defined as a composition of building edges, landscape and signage should invite both students and the community onto the Campus. The activity within buildings should be visible from the exterior as a way of creating an animated and safe Campus environment.



Front doors and entrances should be designed to respond to the open space and pedestrian circulation system.

02 **Campus Commons: Formalize a network of open spaces as the key organizing elements of the Campus.**

Campus lawns and green courtyards create space for gathering, intellectual exchange, and community engagement. These primary green spaces also help to create a more navigable campus. An overall circulation network is designed around a sequence of green open space sites, connecting them to campus buildings and edges.



Access and views onto active open spaces should be prioritized.

03 **Context Sensitive: Create campus edges that complement the surrounding neighbourhood context**

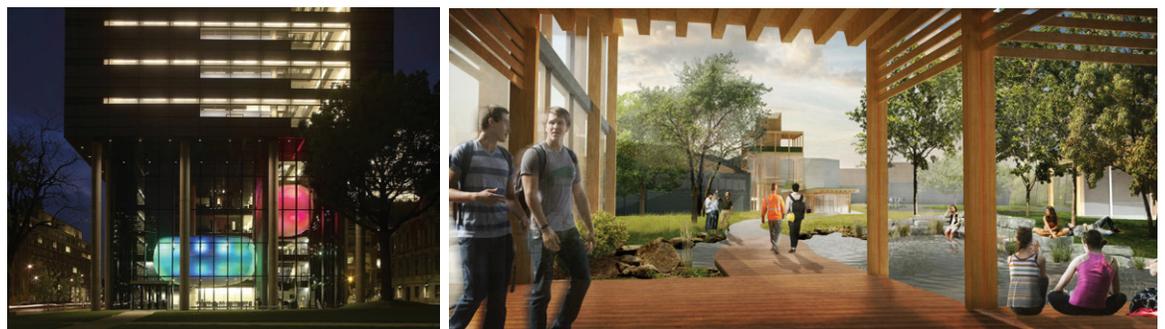
Saint Mary's Campus edges today are designed to a scale and character that is compatible with the surrounding established neighbourhood. This pattern should be reinforced with any new development at the edges by integrating setbacks, landscaped edges and a scale of built form that complements the neighbourhood scale. Taller building elements should be located towards the Campus interior.



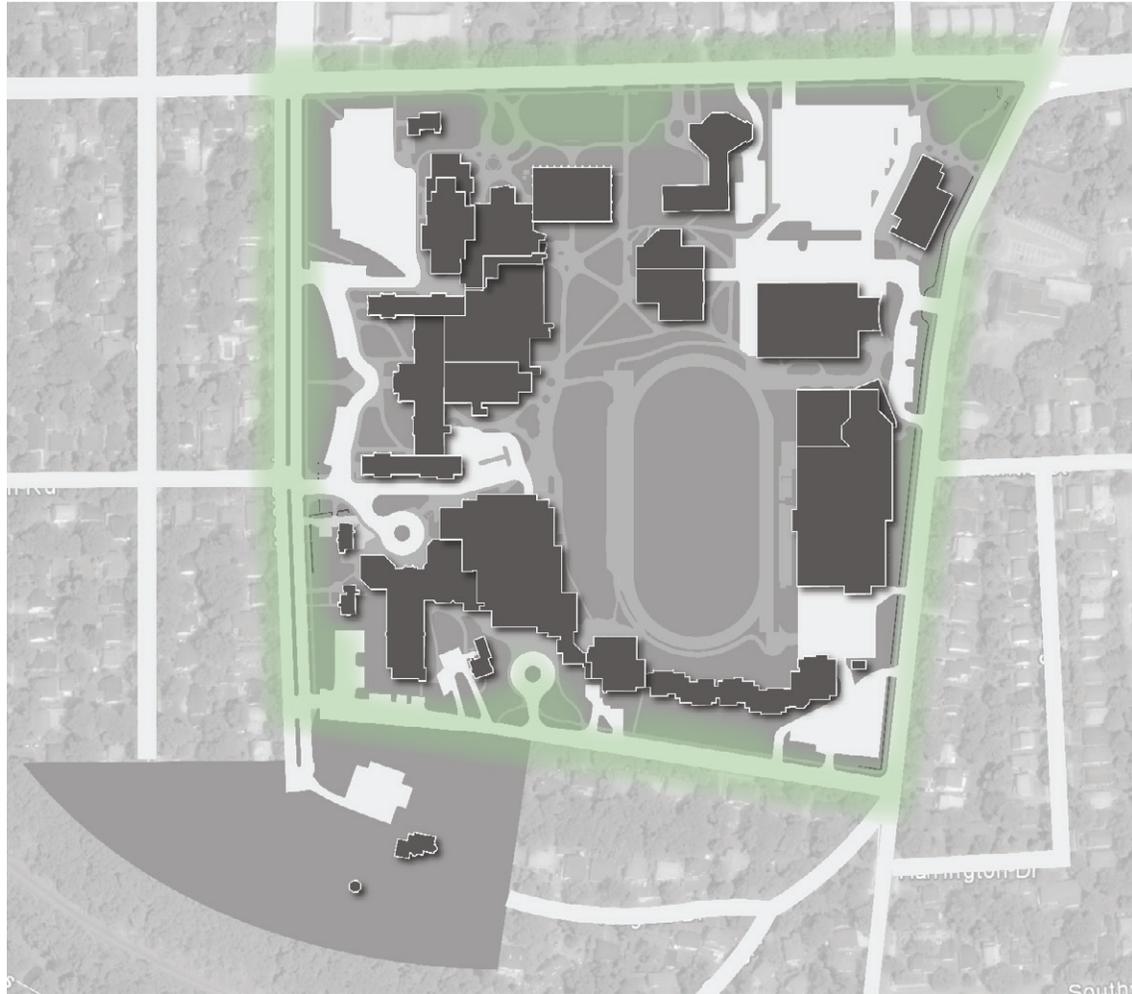
Heritage buildings at campus edges should be staged and framed with clear pathways.

04 **Identity: Express the values of interculturalization in campus spaces and buildings.**

An inviting campus is one that welcomes people of all backgrounds and has many opportunities for interaction and exchange within a network of vibrant common spaces both inside and outdoors. For international students this open and friendly campus culture is key to Saint Mary's desirability as a university destination.

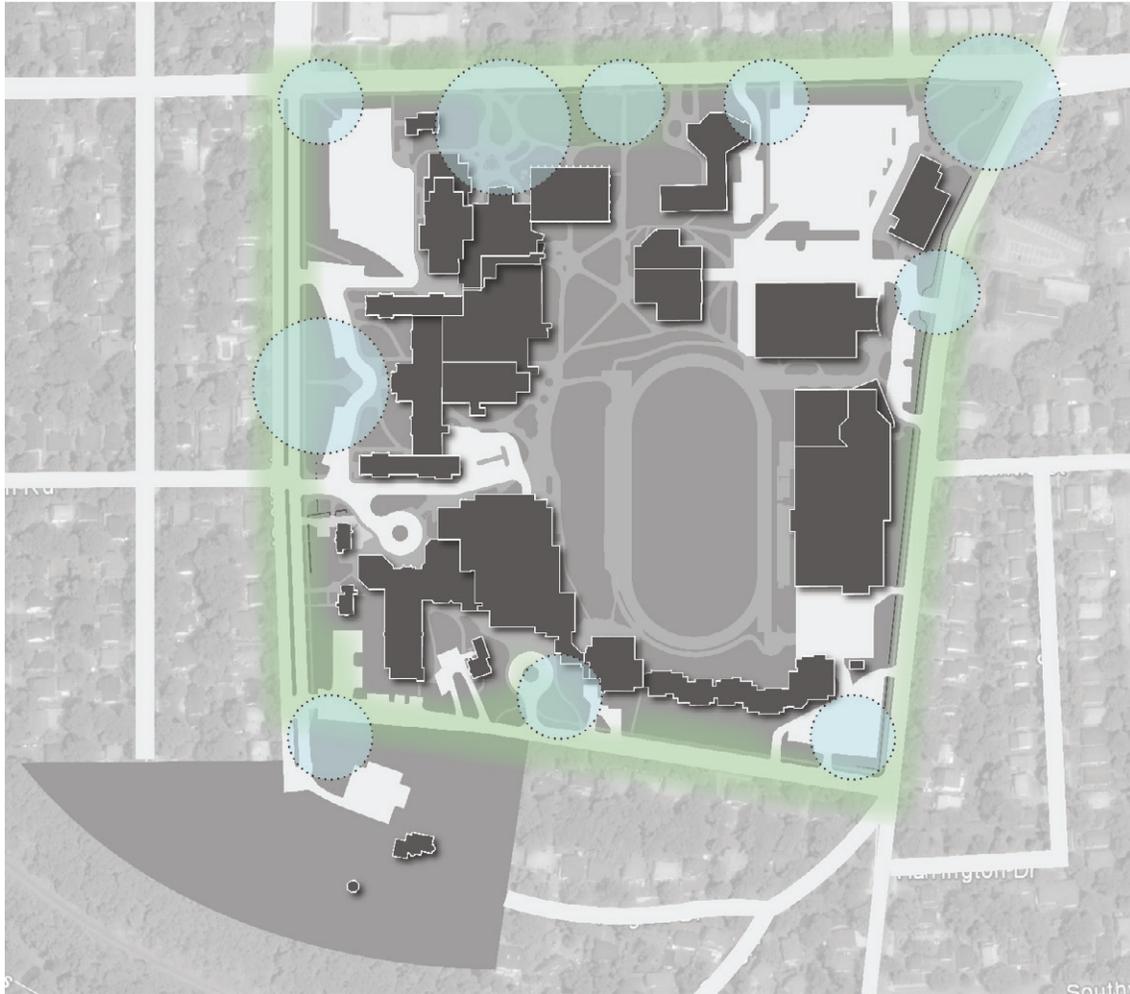


The character of buildings and open spaces should reinforce Saint Mary's identity as a global institution.



05 Context Sensitive Edges: The character of the Campus edges are key to creating an appropriate fit within the neighbourhood while conveying a welcoming sense of arrival.

The perimeter of the campus is defined by landscaped edges that help to soften campus-community edges. Building scale should complement the scale of the surrounding neighbourhood with a transition to taller elements within the Campus interior.



06 Gateways: Campus entry points should be clearly defined and invite students into the heart of the campus.

A hierarchy of gateway points along the edge of campus will help foster a sense of arrival into an established academic institution.



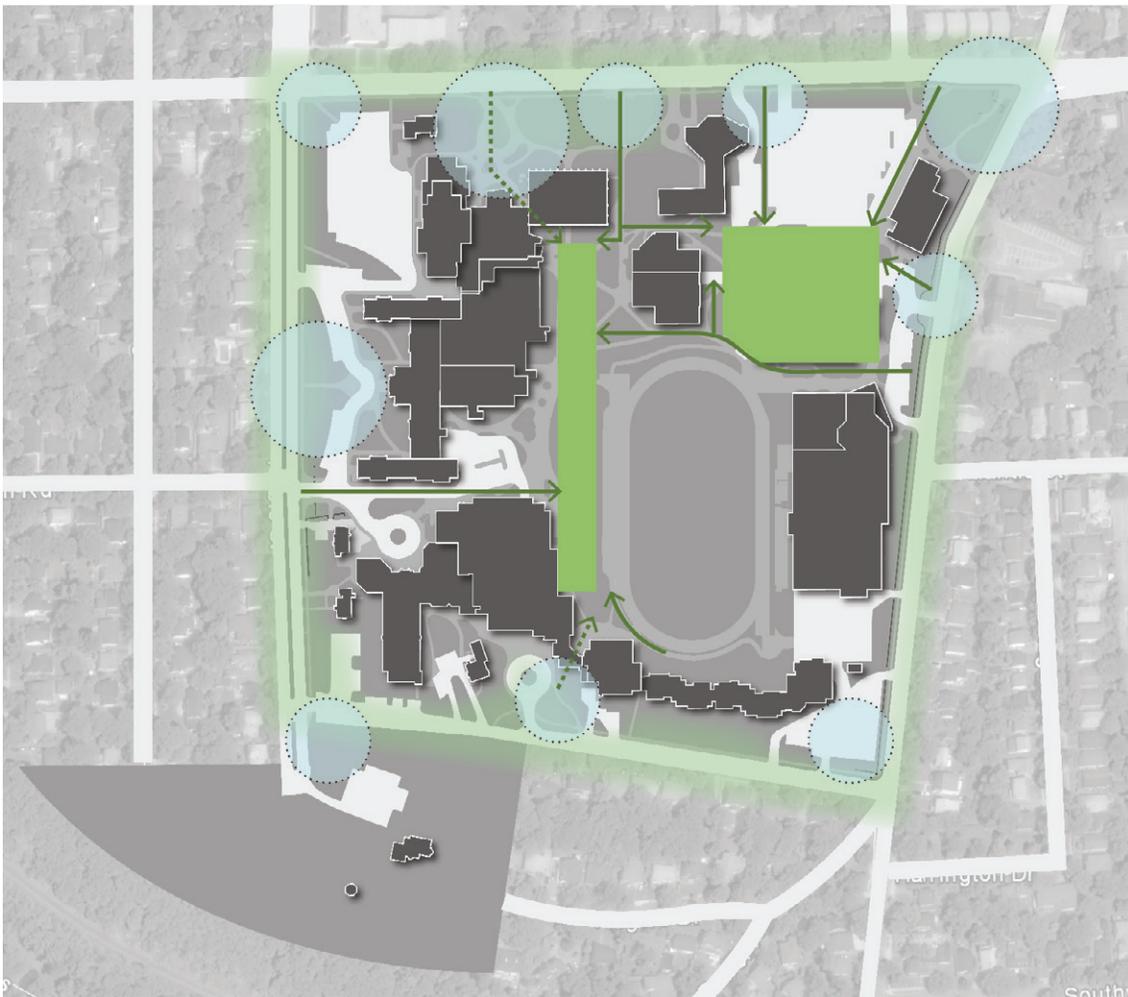
Green spaces support outdoor learning activities.



Trees and pedestrian-scaled lighting located along pathways.

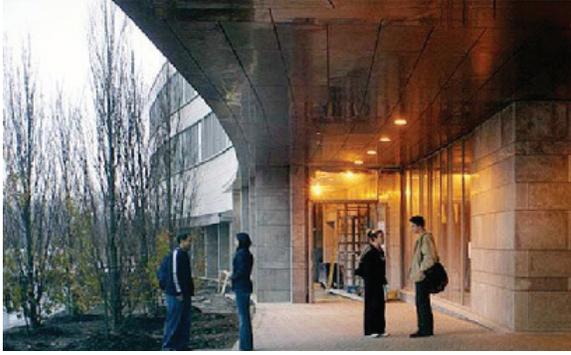


Principles of universal design should be incorporated and buildings should be made accessible to all people.



07 Campus Commons & Greenways: A network of formal open spaces are linked by clear, tree-lined pedestrian circulation routes.

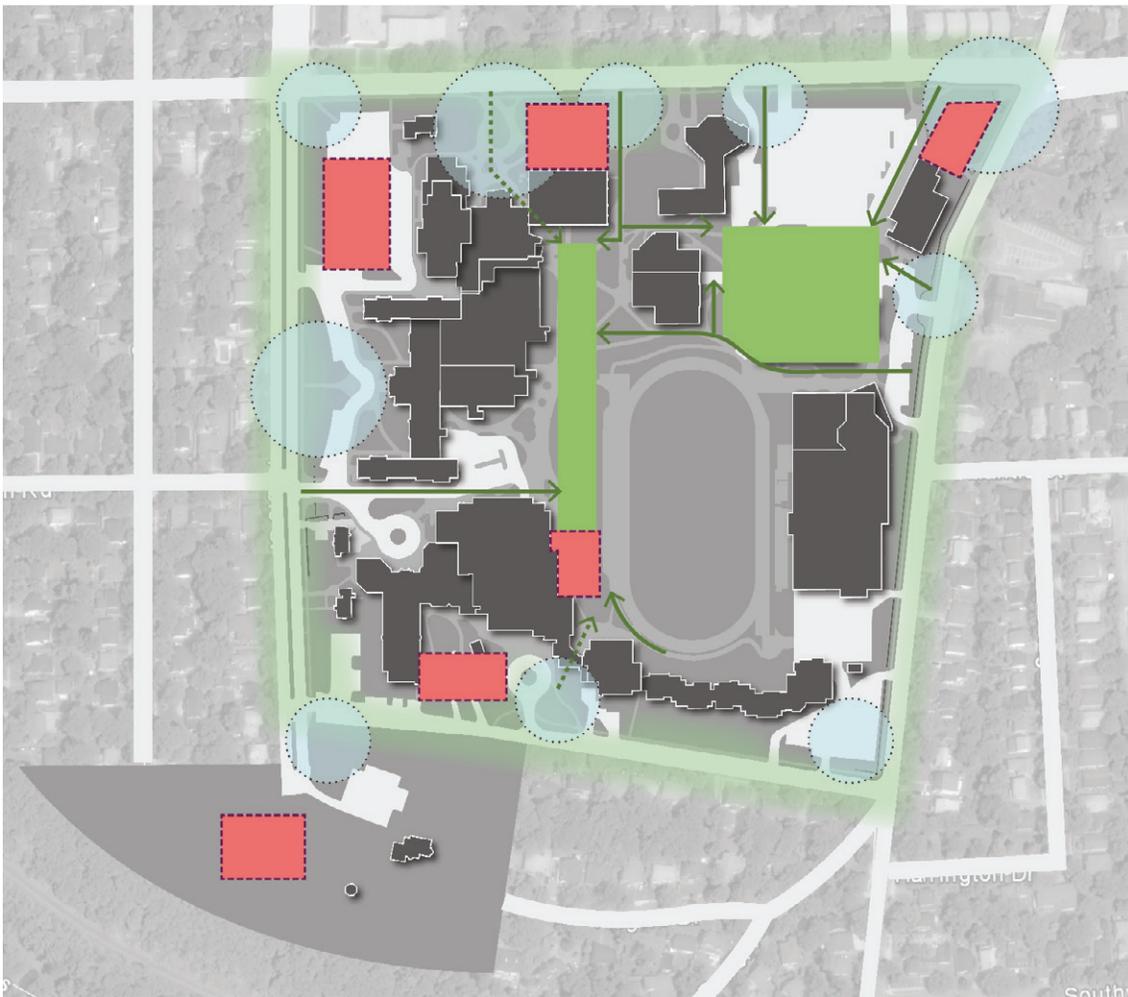
Major green spaces are designed for student engagement and enjoyment. These spaces are strategically positioned to touch multiple academic buildings to encourage cross-disciplinary interaction. Tree-lined pedestrian walkways guide circulation through the campus.



Entrances should consist of high quality materials



Facades should convey a sense of permanence and dignity.



08 **Infill Sites for Immediate Development:** Several future building infill sites result from the pattern established by the open space and pedestrian circulation network.

Within each of these infill sites a range of building configurations can be tested as specific building program are defined.

3.3 2016-2026 Implementation Plan

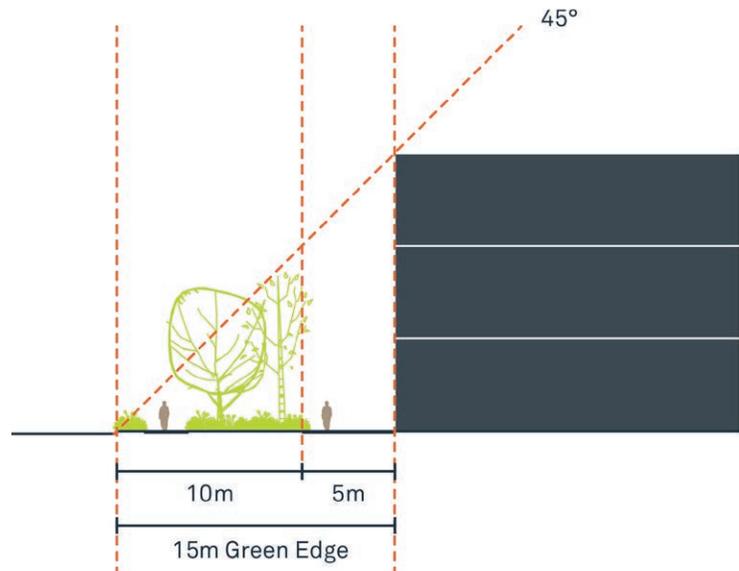
Campus Edge Height & Massing Transitions

The following diagrams illustrate alternative height and massing scenarios to provide guidance for the design of future buildings at Campus edges. Generally lower building heights from 1-4 stories should be placed at the campus perimeter, rising to 6-plus stories within the campus interior.

Green Edge

3 Storeys

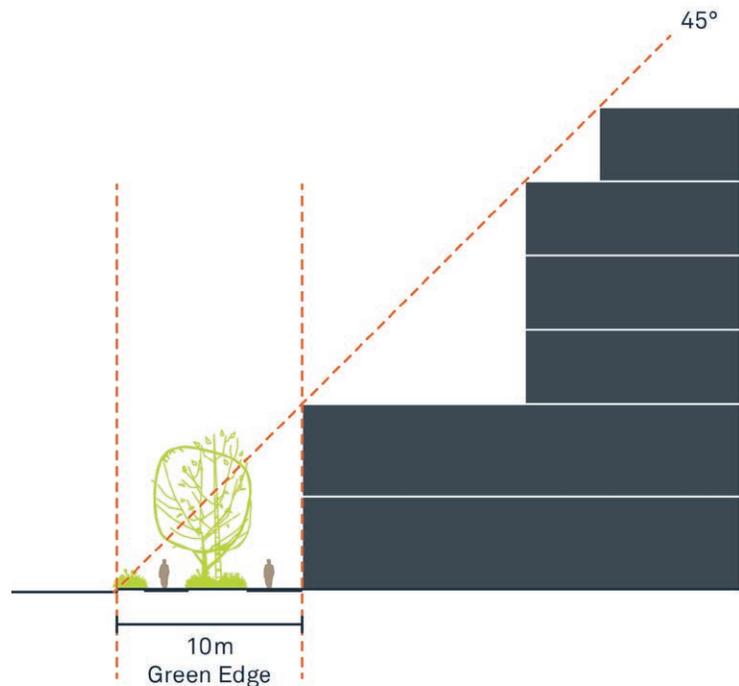
A 15m green edge is maintained along the campus edges and includes landscape and hardscape features such as dedicated pedestrian/cycling pathways, seating, lighting and plantings. A 45 degree angular plane taken from the curb edge determines the maximum adjacent building height.



Green Edge

6 Storeys

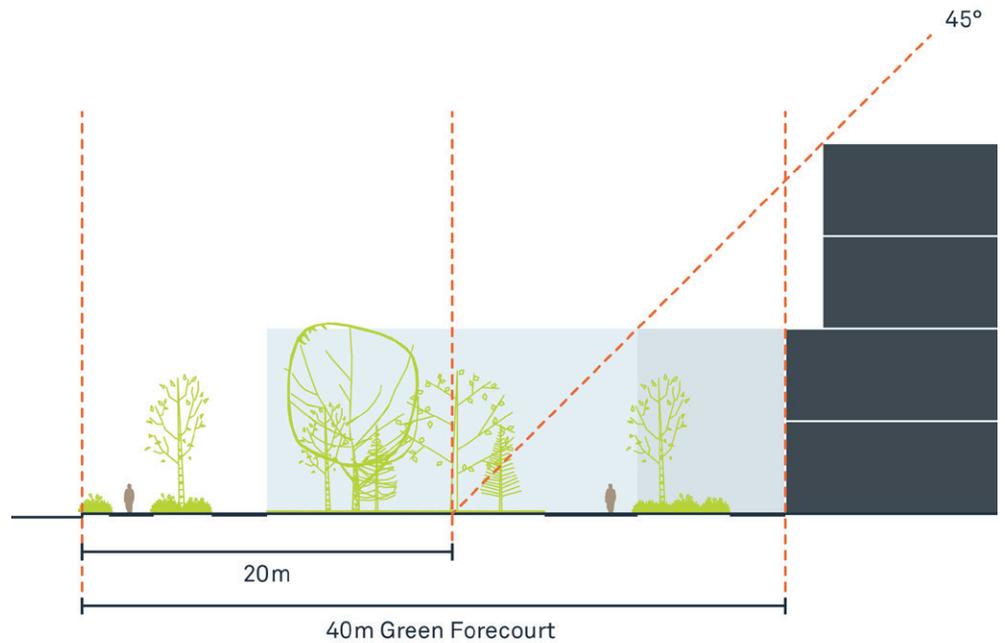
Taller buildings are designed in accordance with the same angular plane. With a 2-storey podium, A 10 metre green edge for circulation, seating, and planting is available. Appropriate setbacks are required to maximize light, air and comfort along street edges and open spaces.



Green Forecourt

4 Storeys

For low rise buildings set back from the street edge, a 40m green forecourt is illustrated. A 45 degree angular plane taken from the 20m midpoint determines the appropriate setback for upper storeys. The green forecourt should be designed with a public character in mind and should invite participants to gather and enjoy the campus edges.



Green Forecourt

6 Storeys

A 45 degree angular plane taken from a 20m setback from the street guides setbacks for upper stories of tall buildings. A 30m green forecourt provides room for planting and outdoor activities.

