

An aerial photograph of a university campus, showing numerous brick buildings, parking lots, and green spaces. The campus is surrounded by trees with autumn foliage. A dark red banner is overlaid across the top center of the image, containing the text "II. A Framework For Planning" in a white, serif font.

II. A Framework For Planning

2.1 Guiding Principles

By generating Guiding Principles at the outset of the planning process, it became possible to ponder and question the overall aim of campus development, collectively establishing long-term values and standards.

These Guiding Principles seek to reflect the fundamental intent of the Campus Plan. They propose an ideal, and a viable challenge to be carried forward as a hoped-for outcome of the long-term evolution of the UNB Fredericton campus. In fact, they introduce the UNB Fredericton campus of the future — an animated and engaging pedestrianized campus that remains respectful of its setting, natural environment, and neighbourhood context.

Principle One

The pursuit of social, environmental and economic sustainability as they relate to campus land use planning and the balancing of these objectives are key elements of the University of New Brunswick Fredericton Campus Plan.

The Campus Plan should demonstrate UNB Fredericton's awareness of the interconnections between social, environmental and economic objectives. On a sustainable campus, the physical context seeks to embody high ideals related to long-term development. Lifecycle costing of buildings, energy minimization and recycling programs are key strategies towards this end. In addition, transportation and landscaping improvements, new approaches to waste water and runoff, and open spaces linkages are all means of campus development that incorporate and address environmental impacts, measuring the economic feasibility of development decisions with a long term view.

Principle Two

The University of New Brunswick Fredericton will strive to provide a compact pedestrian-oriented campus that is safer, more welcoming, user-friendly, and accessible to all.

The clustering of departments and uses, the infilling of the campus core and the creation of an infrastructure welcoming to pedestrians and cyclists will strengthen the existing campus by making destinations easily reachable on foot. Pedestrianism will improve the quality of life on campus by offering users a lifestyle that is rooted in conviviality and accessibility, while offering respite, interest and stimulation. Academic pursuits will be encouraged, reshaped, and strengthened by a myriad of opportunities for formal and informal interaction. A well-populated campus with well thought-out lighting and signage will become a safer campus.

In addition to meeting service, utility, and delivery needs, road networks will bring people to the periphery of a pedestrianized campus where walking and cycling are easy, pleasant and a part of the campus culture. Of course, roads will continue to provide access to people with disabilities. On campus and at its fringe, conflicts among pedestrians, cyclists and motor vehicles will be minimized.

Principle Three

Building on the treasured aspects of the existing campus, the Fredericton Campus Plan further defines UNB Fredericton's distinct character and strengthens its historic, cultural, and environmental identity.

The refinement of key elements of the existing campus — including courtyards and building relationships, the hierarchy of open spaces, and architectural continuity — will elevate the existing character of the campus. New and enhanced elements, such as gateways, signage, and people-oriented passive and active indoor/outdoor spaces will strengthen the desirability of the campus as a place to be.

Principle Four

The Fredericton Campus Plan embraces an approach to circulation and parking that recognizes restricting vehicular presence in some areas and serves to improve the overall quality of campus life. Circulation and parking concerns will therefore be considered in relation to a broader planning approach by evaluating the ease of all movement in a pedestrian-oriented context.

By creating a clear, rational and understandable approach to designated parking areas, increasing the connections between uses and appropriate access points, and clearly defining vehicular versus pedestrian priority pathways, circulation and parking will be greatly improved. New approaches, such as structured parking, will be considered in the context of a framework for vehicular movement/restriction that supports a dynamic open space system and a pedestrian culture.

Principle Five

Recognizing the unique role that it plays in the City of Fredericton and in the Province of New Brunswick, the University of New Brunswick Fredericton will seek to bring its various communities on campus, and bring the campus to the community.

The University of New Brunswick has embraced a future rooted in partnerships, including municipal, provincial, national, international, public and private. This commitment is evident in the multitude of partnerships already established, including the Faculty of Education internship program, the Health Clinic operated by the Faculty of Nursing, the Business Administration courses offered in Cairo and Trinidad and the integration between Renaissance College programs and community initiatives.

The Fredericton Campus Plan should further this collaboration by respecting neighbouring uses and creating a strong interface between the University and the City of Fredericton.

In addition, Public-Private Partnerships — such as for the building of much needed new student residences — should be pursued where viable.





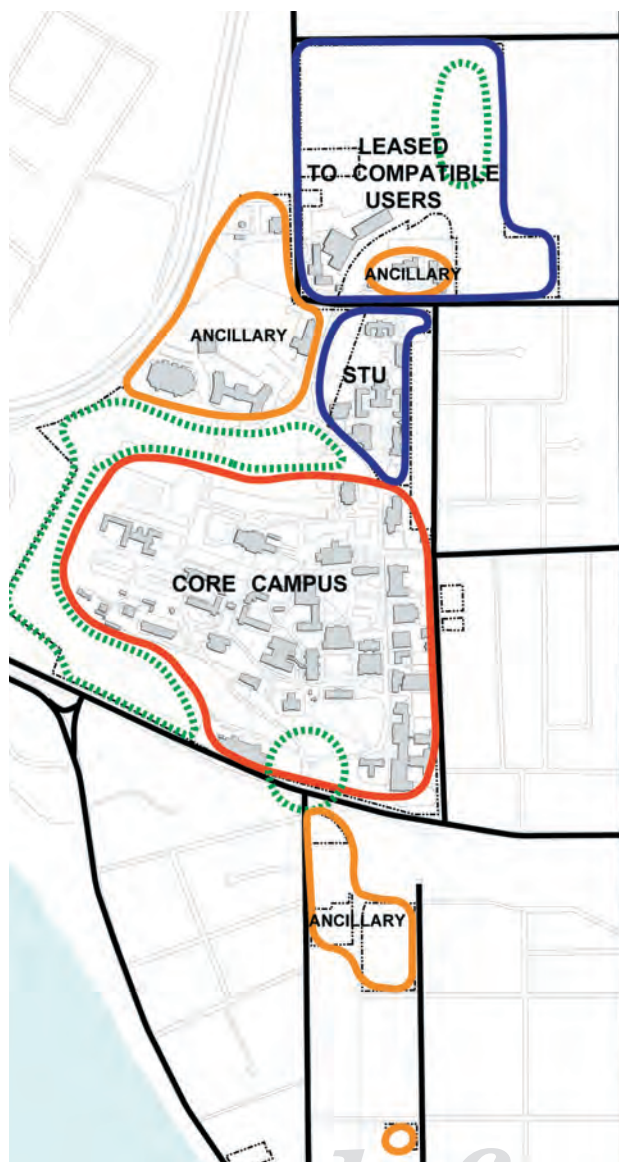
2.2 Plan Approach

The Plan Approach outlines the large-scale strategic directions that have shaped the UNB Fredericton Campus Plan. In effect, a series of significant planning assumptions shape any planning exercise. The Plan Approach attempts to explicitly capture and outline these assumptions.

2.2.1 Defining a Core Campus

While the University owns a number of properties throughout the province, the lands contained within three areas (the Campus, the Downtown Properties and the Uptown Properties) were identified at the outset of the planning process as in need of consideration in relation to future campus uses. It was unclear, for example, whether the land to the south of Montgomery should be retained for future academic use. While most of these lands are currently leased, they have traditionally been reserved for future campus expansion. A central tenet of this planning process involved reconsidering the role of these lands in relation to core academic functions.

Early in the planning process, a campus structure emerged that clearly defined an area for existing and future core campus functions. The Campus Structure Plan is comprised of the cluster of UNB lands around the campus and has been loosely divided into three components that articulate specific functions for each area. The first component, the Core Campus, has been consolidated into a comprehensive long-term vision and is the subject of the Fredericton Campus Plan.



1. The north area of the existing campus represents the proposed **Core Campus**. This area should be reserved primarily for academic uses as a condensed, vibrant, pedestrian-oriented environment. The Core Campus provides sufficient land area, servicing and existing infrastructure to accommodate growth in the long-term.

The concept plan for the Core Campus hinges on the notion that ample land exists to fully develop the University within an intensified, compact core area and by expanding development eastwards. This approach overcomes a key constraint that currently limits pedestrianism on campus: a steep grade that impedes movement on foot. The Core Campus is designed to develop parallel with the grade. In addition, a fundamental premise of the Core Campus is that densification will provide the infill necessary to allow for a dynamic open space network that is walkable, beautiful and inspiring.

The south edge of Pacey Drive may be considered for ancillary research functions, and uses that complement both ancillary research functions and campus life, such as restaurants and other services.

2. The lands to the south of the south traffic circle (and parallel to St. Thomas University) represent the key **ancillary use** lands. Ancillary lands are defined as those that currently, and likely in the future, host functions that support Core Campus activities, such as the Wu Centre, the central heating plant, the Aitken Centre, parking and sports facilities, such as baseball fields.
3. Lands to the south of Montgomery Street are designated for lease to **compatible users**, such as educational services, medical facilities, and research functions.
4. The Downtown Properties will continue to play an important role in relation to UNB Fredericton. Renaissance College has an important community and university role related to off-campus study. In addition, the University maintains a presence within a prestigious heritage residential area, providing a valuable profile opportunity related to the President's House. College Field remains a necessary amenity within walking distance of the Core Campus.

defining a core campus

2.2.2 Enhancing the Campus Setting

Possibly due to the striking natural context of the campus itself, the campus landscape/open spaces have remained fundamentally unplanned. As a result, places conducive to frequent and informal interactions are often missing. This Campus Plan recommends an approach to developing the campus that is rooted in acknowledging, understanding, elevating and granting a distinct treatment to the different functions that each type of space on campus plays — passive/active, formal/informal, and naturalized areas. The refinement of key elements of the existing campus — including courtyards and building relationships, the hierarchy of open spaces, and architectural continuity — will elevate the *existing* character of the campus. New elements, such as gateways, signage, and people-oriented passive and active indoor/outdoor spaces will strengthen the culture of the campus. Because trees contribute so much to aesthetic and functional aspects of the campus, a strategy aimed at protecting existing trees, replacing them as necessary and planting new trees is a component of the Plan.

*enhancing the
campus setting*

ease of movement

2.2.3 Ease of Movement

Planned spaces are not sufficient to inspire a new approach to interaction on Campus. A compact pedestrian-oriented campus that strives to be welcoming, safe, user-friendly, and accessible to all will create a more desirable campus culture. Walking, cycling, and wheelchair movement should be easy, pleasant and an assumed part of a vibrant campus life. Infill of the campus core and the creation of an infrastructure welcoming to pedestrians and cyclists makes this viable — especially given that UNB Fredericton is primarily experienced by students as a winter campus. This infrastructure includes the addition of predictable elements such as sidewalks, pedestrian-only zones, street furniture, and conveniently located bike racks. But it also includes a new approach to pedestrianism: a comprehensive “breezeway” system that integrates architecturally interesting indoor/outdoor pathways along the exteriors of existing and proposed buildings.

a sustainable campus

2.2.4 A Sustainable Campus

The emphasis on the creation of a pedestrian culture is indicative of the Campus Plan's approach to environmental issues on campus. Instead of limiting discussion of environmental sustainability to a separate section of the Campus Plan, sound stewardship of the campus environment is a basic principle — just like fostering academic excellence and equal opportunity — that has been integrated into an overall approach to thinking about the future of the campus. Hence, sustainability remains at the fore of the thinking that shapes this Plan and forms a thread throughout.

2.2.5 A campus that is both defined and integrated

This campus planning process has involved careful consideration of the University as a neighbour — to the City of Fredericton generally and to the College Hill neighbourhood more specifically. As a result, the Plan specifically seeks to link into the wider open space network in the city, in part by bringing the regional trail system through campus. Historically, as pressure has mounted for more parking and land close to the core of campus, there has been no hesitation to treat Windsor Street as a soft edge of campus with institutional treatments. Buildings turn towards the heart of the campus, and residents are faced with back doors and untreated parking areas. The Fredericton Campus Plan promotes a strongly defined campus edge with strong landscaping treatments that form a buffer between residential neighbourhoods and incompatible uses.



a good neighbour

