

An aerial photograph of a campus or park area. In the lower-left quadrant, there is a large, multi-story building with a grid-like roof structure. To its left is a red running track. Further up and to the left, there are several smaller buildings and a parking lot. A winding road or path cuts through the center of the image. In the upper-right, there is a dark, irregularly shaped lake. The surrounding area is mostly green, suggesting trees and grass.

## *I. Analysis and Direction*



# 1.1 Introduction

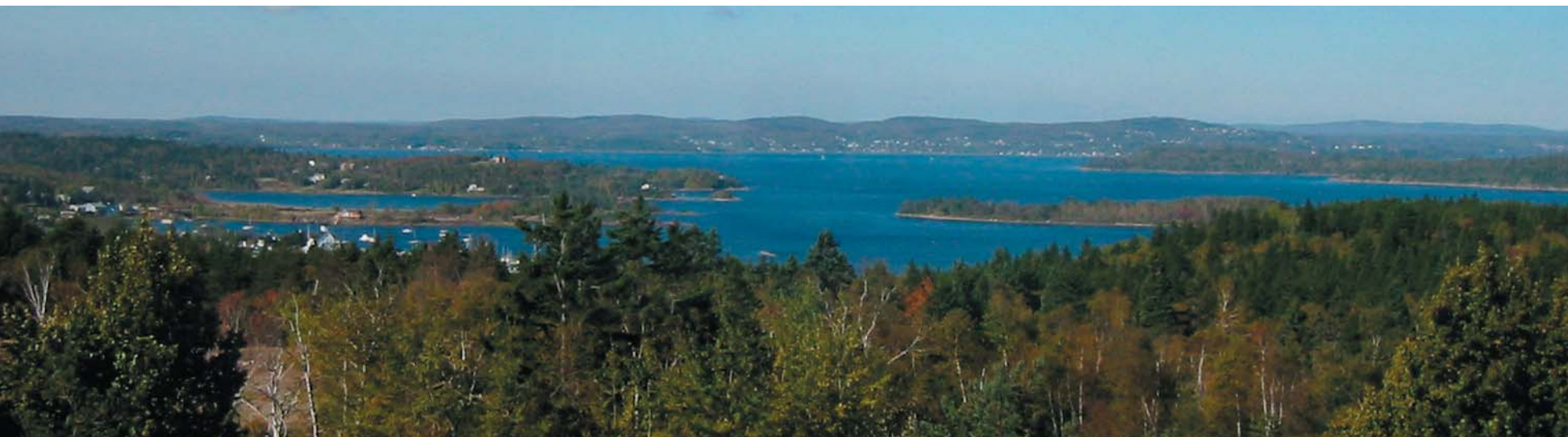
The University of New Brunswick Saint John is celebrating its 40th anniversary in 2004, and its founders can be proud of what has been accomplished in this short time span. From a small junior college dependent on the Fredericton campus for faculty and resources, UNB Saint John has grown to become a pivotal component of the University of New Brunswick and can be expected to grow further in the years to come, while UNB Fredericton stabilizes its enrolment.

Today's campus has grown beyond the original campus master plan designed by the architectural firm of Larson and Larson in the mid-1960s, which illustrated a focus on an extended central quad, lined by buildings and enclosed by a ring road. The campus has grown physically, adding a number of buildings within and beyond the original ring road, some permanent, some temporary. Unlike the Fredericton campus, whose buildings reflect a largely consistent use of the red Chipman brick, the Saint John campus has not benefited from the same degree of architectural control. Over time, a variety of materials have been introduced, including concrete, light-coloured brick and siding.

Through the extensive consultation that took place on campus, four objectives emerged that have guided the campus planning process.

## Objectives

1. To analyze the current space resources, which have become strained with the recent success of UNBSJ in attracting new students and faculty. The Plan makes recommendations to use space resources more efficiently in the short-term and over time as new buildings are brought on stream.
2. To provide the University with a physical framework to accommodate its growth in the next ten to twenty-five years. The Plan makes suggestions as to the location of buildings and their interaction with one another through open space design.
3. The Plan provides design guidelines to improve the functionality and appearance of existing and future facilities and amenities, including elements such as the design of Tucker Park Road as a tree-lined entry boulevard and the selection of lighting fixtures. The vision for the Tucker Park campus is that of a compact, walkable campus that is easily accessible and provides a range of activities that create an animated environment into the evenings, on week-ends and during the summer. The Plan promotes a sustainable campus conscious of its social, economic and environmental impacts.
4. The Campus Plan is designed to embody the University's aspirations, support the President's 2002 Vision Statement, and to aid in the University's recruitment and fundraising activities. As the competition for talent intensifies in the attraction of faculty, staff and students, the Plan demonstrates the University's commitment to fulfil its role as a "Beacon of Knowledge" in Saint John, Southern New Brunswick and beyond.



An aerial view of the Campus illustrating its proximity to the Kennebecasis River and breathtaking natural surroundings.







*Sod turning by the Governor-General and Mme Vanier, 1966 (courtesy Archives & Special Collections, Harriet Irving Library, UNB)*



*Construction, 1968*



*Aerial view, 1970*

## 1.2 A Brief History of UNB Saint John

The presence of a postsecondary institution in Saint John dates back to 1892 with the establishment of the Saint John Law School, which was integrated into the University of New Brunswick in 1923 and was to remain in Saint John for almost forty years, when it was moved to the main campus of the University in Fredericton. In 1953, the Law School moved from the Old Provincial Building to the Starr Residence, now known as Beaverbrook House, which remains part of UNBSJ.

In 1951, UNB began to offer summer extension courses in facilities provided by Saint John High School and St. Vincent's Convent. The success of these courses confirmed the need for a stronger offering in postsecondary education in Saint John, which had already been investigated by the Saint John Board of Trade as early as 1947. The potential for a College in Saint John gained interest in 1959, again at the initiative of the Board of Trade. A group incorporated under the name 'Saint John College Development Incorporated' began to lobby for the establishment of a university or college in Saint John. The proposal was greeted with scepticism as UNB was struggling with a deficit, and it was felt that New Brunswick did not need yet another degree-granting institution.

### From Beaverbrook House to the Tucker Park Campus

Amidst the debate, the City of Saint John came forward with a site that had been bequeathed in 1915 by Colonel J.J. Tucker, a 229 acre farm on Sandy Point Road. It was felt that the views, availability of services and location in a fast-growing area of Saint John were all great assets of the site.

After much debate, Beaverbrook House was reopened as a satellite campus of UNB in September 1964, with an enrolment of 100. Soon, "UNB Saint John" expanded to the Old Provincial Building, the New Brunswick Technology Institute and even the second floor of the Western Tire Store, the Presbyterian Church Hall, the YMCA building and various high schools. In addition to making do with scattered accommodations, the college also had to contend with challenges in finding faculty, many of whom commuted from Fredericton or were recruited from high schools.

In the meantime, plans for a new campus on the Tucker Park Site were allowed to proceed and UNB's consulting architects, Larson and Larson, were asked to prepare a



# THE UNIVERSITY OF NEW BRUNSWICK IN SAINT JOHN

## TUCKER PARK CAMPUS SITE

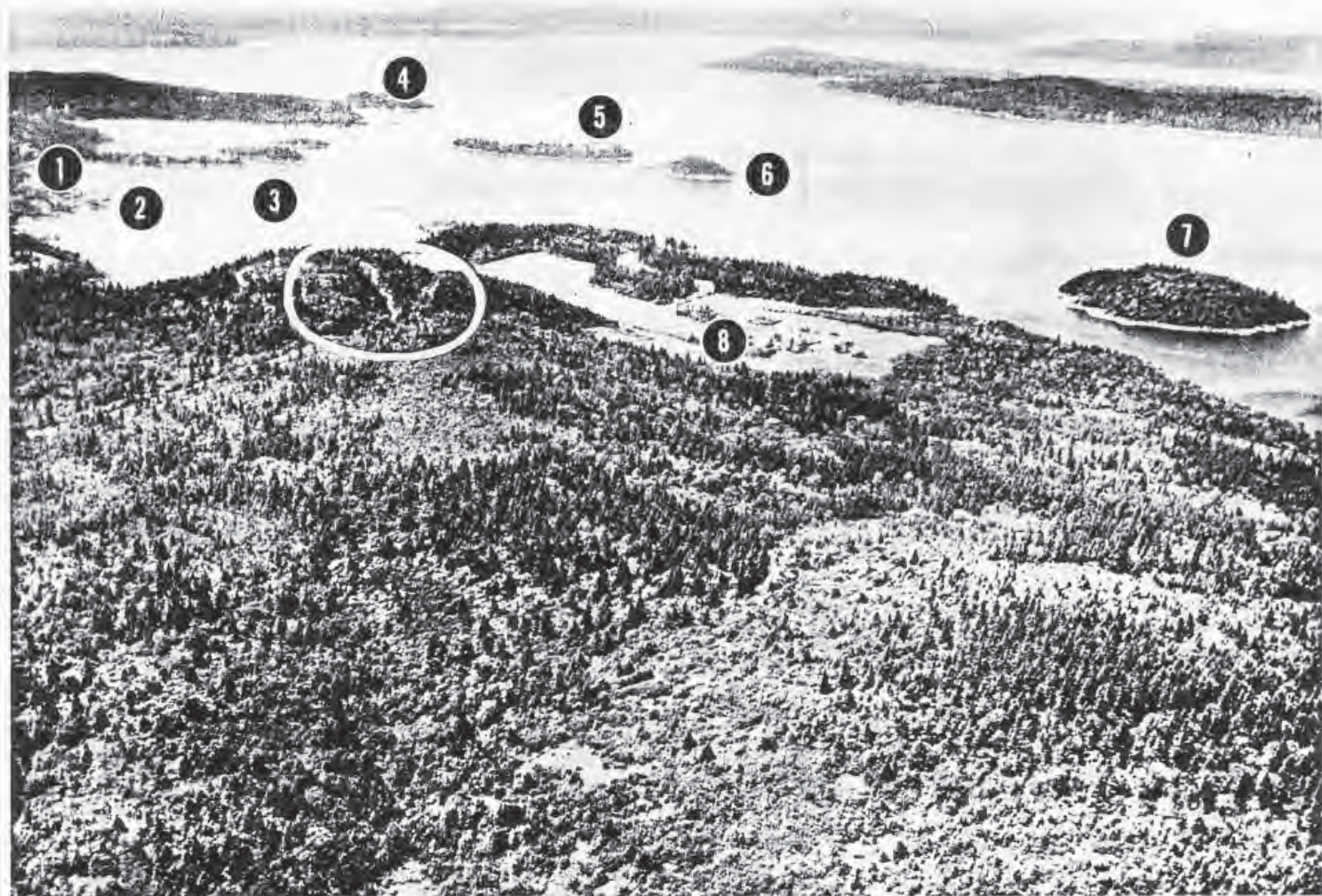
(Encircled area overlooking Kennebecasis Bay)

initial construction costs to be in the order of \$1,350,000.

first stage of construction to provide class rooms, laboratories, a library and offices to accommodate students for the first two years of study in arts and science.

target date for classes to begin at the new UNB branch is the fall of 1967. Extension Department will be able to accommodate 200 students for the next two years at Beaverbrook House.

87 acre site is 3½ miles north of the centre of the city near Milledgeville.



### LANDMARKS

1 MILLEDGEVILLE

2 RKYC

3 BROTHER'S COVE

4 RAGGED POINT

5 SPOON ISLAND

6 INDIAN ISLAND

7 GOAT ISLAND

8 KENNEBECASIS DRIVE

*Excerpt of a 1964 document presenting the proposed Tucker Park Campus.  
(courtesy Archives & Special Collections, Harriet Irving Library, UNB)*

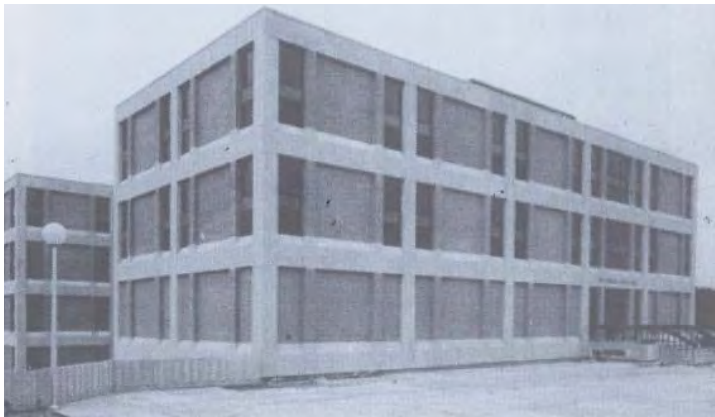




Hazen and Ganong Halls, 1969



Ganong Hall, 1969



Hazen Hall, 1969

concept plan for the Tucker Park site in 1964 (see figure 1). The soil was turned in 1966 and construction took place despite the bankruptcy of the original contractor and strikes. The new university opened its doors to students in 1969 with Hazen Hall, Ganong Hall and the Ward Chipman Library.

Important Dates

While the 1970s and 1980s saw the construction of the Athletic Centre, the Stadium and Student Centre, UNBSJ did not grow its academic facilities until the 1990s and Saint John remained a commuter campus until 1993, when the Sir James Dunn Residence was constructed. Interestingly, the students of today have to contend with the same amenities as their predecessors of 1986, before Oland Hall, KC Irving Hall and the Modern Languages Centre were built.

Table 1 - Important Dates

1975	G. Forbes Elliot Athletics Centre
1985	Canada Games Stadium
1986	Thomas J. Condon Student Centre
1992	Philip W. Oland Hall
1993	Sir James Dunn Residence
1999	K.C. Irving Hall
2002	Modern Languages Centre
2003	New Residence
2004	The Modern Languages Centre becomes Saint John College

A Growing Campus

UNBSJ has been experiencing a high rate of growth. Already, between 2000 and 2004, enrolment at UNBSJ has increased from 2,073 to 2,604 full-time students, a 26 percent increase, with only the addition of the Modern Languages Centre.

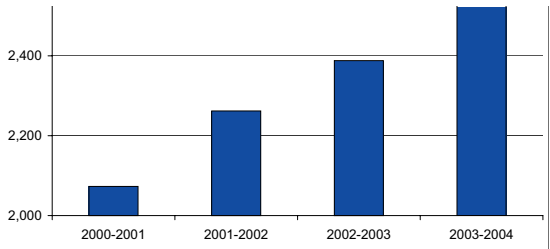


Table 2: Enrolment Growth, 2000-2004

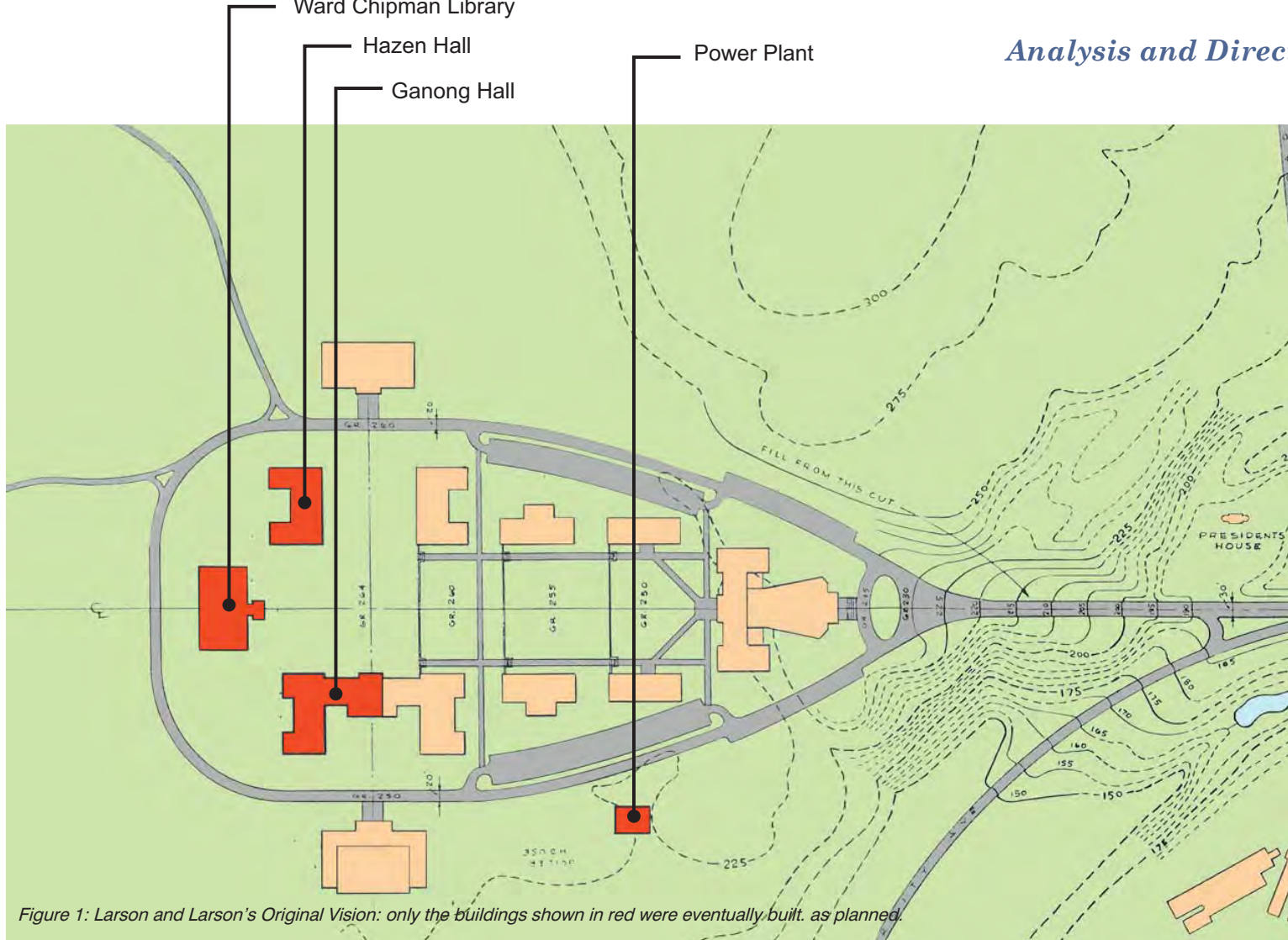
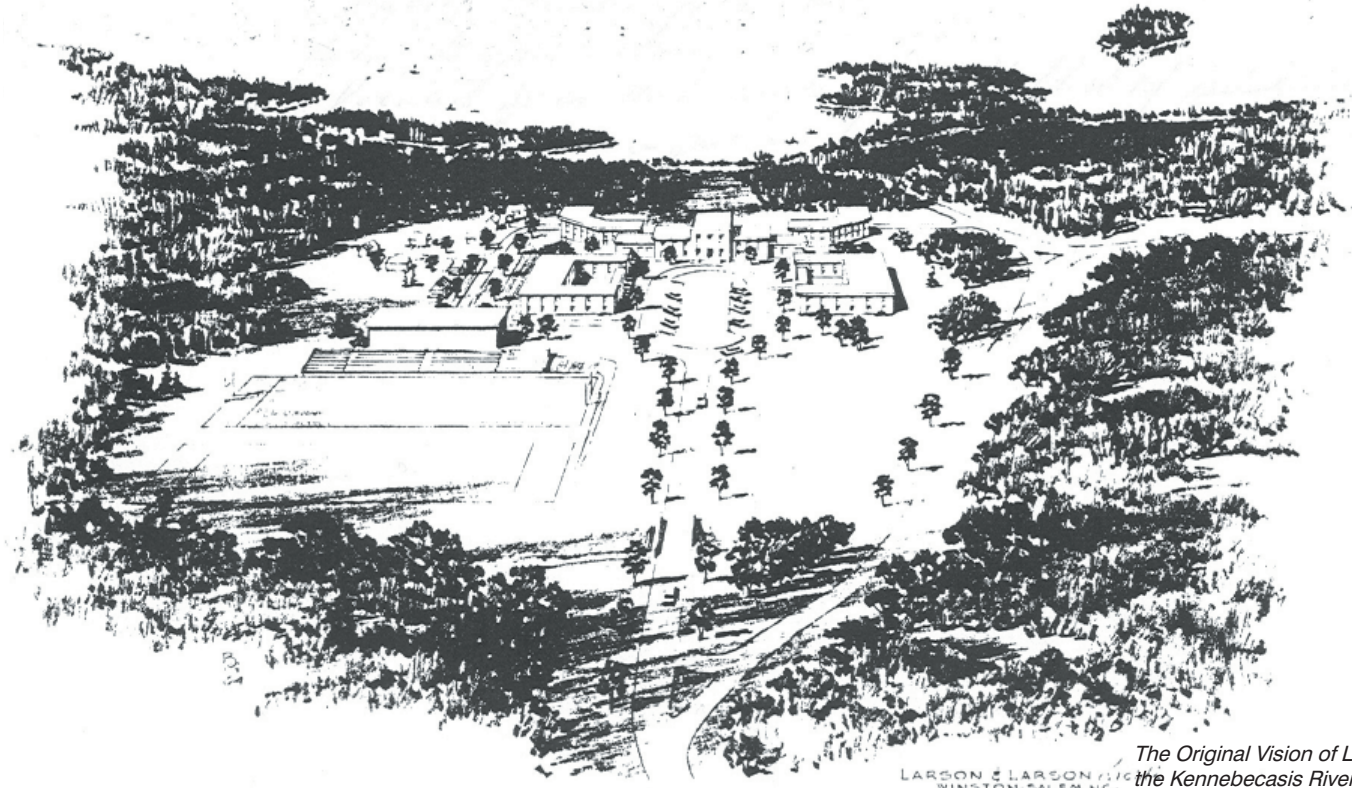


Figure 1: Larson and Larson's Original Vision: only the buildings shown in red were eventually built, as planned.



The Original Vision of Larson and Larson, looking towards the Kennebecasis River.



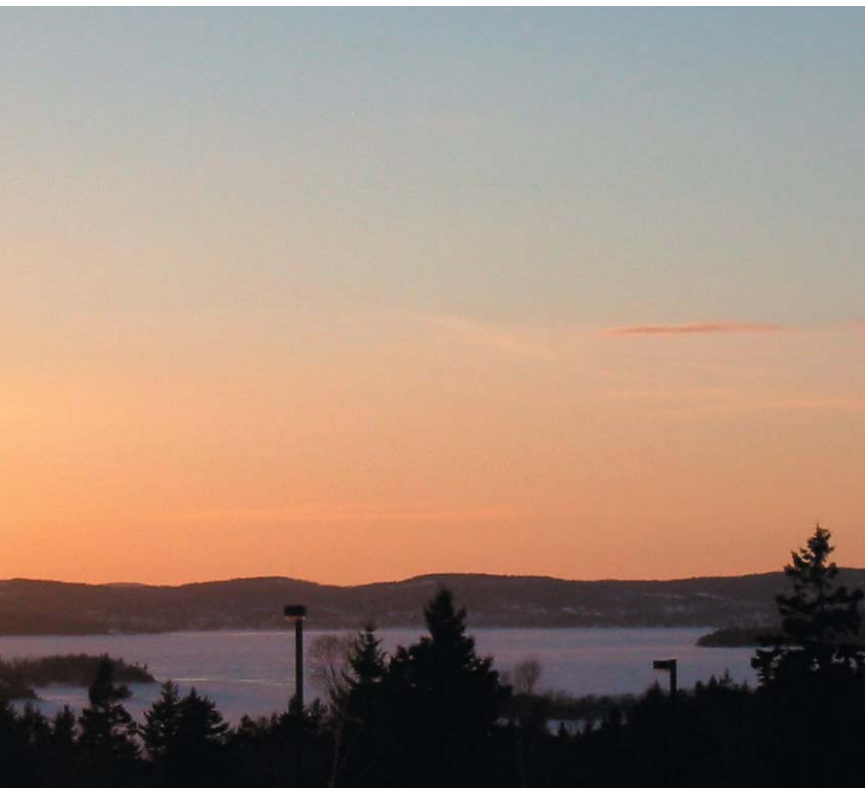
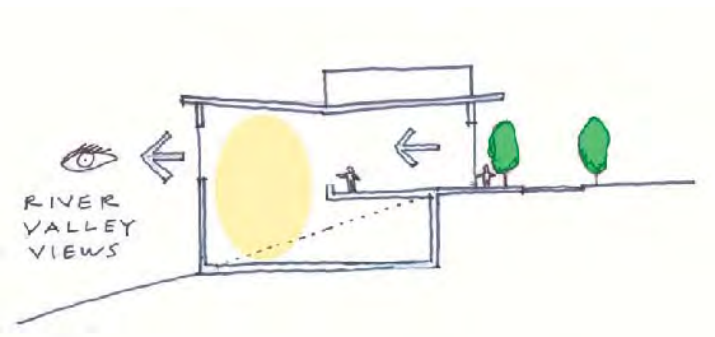
# 1.3 Guiding Principles

The following guiding principles provide the central direction for UNBSJ's campus growth and evolution.

## 1. Views are a Key Asset

The Tucker Park site was selected for its expansive views of the Kennebecasis River, but campus buildings generally turn their back to the river.

- New buildings and outdoor spaces should be positioned and designed to take advantage of views to the valley and forest.



Sunset on the Kennebecasis River, as seen from the Campus.

## 2. A Campus for People First

The original campus was designed to separate pedestrian from vehicular traffic, but over the years, buildings have moved beyond Tucker Park Road without extending the tunnel system, increasing the opportunity for conflict between vehicles and people on foot. Many campuses in the Atlantic Provinces and elsewhere are moving towards limiting access to cars on campus, making the space truly pedestrian-friendly. As a result,

- Some parking should be maintained in the core campus but most spaces should be moved to the periphery.
- Tucker Park Road should be designed as an allée to give priority to pedestrians. “Allée” is a French term denoting a road or a street bordered by a formal arrangement of trees and other plantings.
- The safety of walking from University Avenue to the Campus through the Hospital should be improved.
- A new road to Kennebecasis Drive should be created as an alternative access route for safety and congestion management purposes.



Heavy pedestrian traffic on the main Quad.



### 3. The Natural Setting should be Preserved

The original campus was created through woodland clearing, blasting and in some instances, significant regrading. In the future, new development should respect the natural character of the site, its topography and wilderness:

- Building design should relate to the natural topography of the site and capitalize on views to the Kennebecasis River.
- The design of new buildings and public areas should incorporate tree preservation where possible.
- A significant amount of land should be preserved from development to serve as a buffer and to ensure the responsible stewardship of land.
- Campus open spaces should connect to natural spaces, for example through the creation of naturalized spaces reaching into the campus.



Path leading to Kennebecasis Drive.

### 4. Strengthen Links to the Community

The "Campus on the Hill" was originally fairly isolated and designed to be accessed primarily by car. With the growth of Millidgeville and the Hospital now a significant neighbour, opportunities exist to create better linkages, including:

- The opportunity for shared common uses between the University and the Hospital should be promoted. Potential uses include healthcare training, research, medical offices, clinic and daycare, pharmacy and cafés/restaurants.
- Pedestrian access between the Campus and the Hospital should be improved.
- The Campus should welcome compatible and complementary uses.
- Gateway features should be created at Campus entrances, clearly signalling one's arrival to the University.
- Signage to UNBSJ throughout Saint John should be improved.



Gravel pathway leading to the Hospital.



## 5. Develop Infill Sites First

Significant space remains undeveloped in the vicinity of the Campus core, including parking lots. Building on these sites allows for economies since the terrain is usually flat, utilities are easily accessible, roadways already exist and tunnel access can be provided. Adding new buildings in the core campus also provides social benefits as students, staff and faculty can interact easily and efficiently. Also, the use of ancillary facilities is maximized. Therefore,

- The core campus should be infilled, even if some parking lots must be eliminated or moved to the edge of the campus.
- The proposed University Commons should be designed with high architectural standards, serving as a precedent for other buildings that address the valley edge.
- Only when the core campus is built to capacity should the focus shift to other sites.



*A new building could be constructed on this site, enclosing the quad.*

## 6. Create High Quality Common Areas

Space shortages due to enrolment growth and an increase in research activities have resulted in the transformation of communal spaces into offices, classrooms and lab space. It is important to encourage intellectual and social exchange by providing a number of formal and informal venues for casual interaction.

- When new buildings are constructed, the creation of quality indoor spaces as lounges and common areas should be a priority, especially in high-traffic areas such as ground floors.
- These indoor areas should provide large windows and numerous doorways linking to well-landscaped outdoor spaces, including terraces and courtyards.
- Outdoor spaces should be designed to be safe and visually engaging all year.



*Indoor/outdoor common area - McGill University, Montreal*



## 7. Encourage a Diversity of Uses on Campus

As the University grows, the opportunity exists to provide a palette of uses on campus for the benefit of the University community, the Hospital community and citizens of Saint John.

- To add to the critical mass of students living on campus, new residences should be built in the vicinity of the existing complex to take advantage of student-oriented services and create a more significant on-campus population.
- Activities with broad community appeal should be accommodated and planned on campus, such as cultural, conference and sports events.
- Variety should be brought to the current food service offering, even within the existing contract with the provider. The possibility of a convenience store should be explored.
- The creation of a University Village should be considered on the northern plateau area of the Campus providing a mix of uses including residential, a senior life lease community, hotel and conference facilities.
- Other partnerships should be encouraged and accommodated on campus, for example with compatible research agencies, organizations and institutes.





## 8. The campus should develop a unique and place-specific identity

A campus should be designed to convey its importance as an institution of higher learning, and allow the University to distinguish itself from other universities. Universities have a special role to play in their communities and must set an example through the excellence of their architecture and landscaping and their use of innovative design and construction techniques.

UNBSJ has already shown an interest in design excellence, for example in the plantings surrounding K.C. Irving Hall, and must build on this experience, for example in the construction of a signature building such as the University Commons, in the next few years. In addition, visually attractive signage that is consistent with UNBSJ graphic standards should be provided throughout campus.

## 9. The campus should embody sustainable practices

UNBSJ should be a responsible steward of land through sustainable development and maintenance practices which make efficient use of land, buildings, and natural resources.

## 10. Campus development should be based on a premise of universal accessibility

Both existing and new buildings should be accessible to people with disabilities.

## 11. New buildings and open spaces should foster the emergence of a vibrant campus community

Currently, the campus is busy during core course hours, but becomes significantly quieter in the evenings, on week-ends and in the summer. Compatible uses, such as student residences, hospital visitor accommodations, allied research uses, and after-hours cultural venues could be attracted on campus to create a presence on campus beyond the core hours and attract ancillary convenience retail and restaurant/café uses.

## 12. Space on campus should be managed in a fair, effective and efficient manner

At UNBSJ, space resources are scarce. It is necessary to ensure that these resources are used as efficiently as possible. The plan includes an analysis of space use and recommendations to use space more efficiently and fairly.

## 13. The Campus should be safe and secure.

Buildings and open spaces should be designed with passive safety in mind, for example ensuring that clear sightlines exist between buildings and outdoor common spaces and attract frequent use around the clock. Building passive safety into a well connected campus comprised of streets, walkways, green courtyards, gardens and playing fields can help minimize the cost of active security such as patrols and cameras.





The grounds should be designed for relaxing, socializing and teaching



