

Durham College and University of Ontario Institute of Technology

Joint Campus Master Plan

Vision and Directions Draft Report Executive Summary



Introduction

In addition to sharing a campus in North Oshawa, including many campus spaces and facilities, the University of Ontario Institute of Technology (UOIT) and Durham College (DC) share a commitment to provide students with innovative and rewarding post-secondary education.

As part of that commitment, the college and university also share a need to provide new classrooms, laboratories and infrastructure required to support the learning of future students, teachers and researchers.

To support this important and necessary growth, DC and UOIT are working together on a Campus Master Plan (CMP) designed to address the future expansion and needs of both institutions.

The planning process

MMM Group Limited, in association with Greenberg Consultants Inc. and Educational Consulting Services, was retained to undertake a Joint Campus Master Plan. The CMP is intended to proactively address land use and infrastructure development in order to meet evolving academic and student needs. It will guide the character, scale, facilities and campus layout of the future. It will address academic, research, student life, athletic and community partnership needs. Most important, the CMP will be realistic and implementable. It will describe the steps that will translate the joint vision into a vibrant institutional area that appropriately integrates with Durham Region, City of Oshawa and Town of Whitby.

Project phases

The CMP follows two phases, as described below:

Phase 1: Vision and Directions report | The Vision and Directions report summarizes site observations, focused consultation and a preliminary campus design. As part of this initial analysis a detailed space analysis was completed based on enrolment projections to 2030. Using a series of master plan principles this report creates a Framework Plan that includes recommendations and a graphic depiction of a layout for the college and university's shared Oshawa campus. Phase 1 will be completed in late February 2014.

Phase 2: Joint CMP | The Joint CMP will include a detailed concept plan, and an implementation strategy. Phase 2 will commence in March 2014 and conclude in October 2014.

The master plan will focus primarily on the shared Oshawa campus and the Windfields Farm lands north of Conlin Road, as these lands provide the greatest opportunity for future expansion. In addition to the shared Oshawa campus, Durham College has a campus in Whitby, approximately 8 km south-west of the shared Oshawa campus, and UOIT has a location in downtown Oshawa, approximately 5 km south of the shared Oshawa campus. These two additional campus locations are included in the planning process.

CMP vision and principles

Providing strategic direction, the CMP vision and principles will be the foundation of the CMP. The master plan principles that guided the design and development of the Framework Plan will also guide the development of the detailed concept plan in Phase 2.

Building on the existing institutional foundation in north Oshawa, the CMP's vision is to create a mixed use, vibrant community hub that provides new opportunities for institutional, private and community partnerships, along with even stronger integration with UOIT's downtown Oshawa location and Durham College's Whitby campus.

To implement that vision, fifteen master plan principles were developed and include:

1. **Learning from the evolution of the campus to challenge design convention**
In order to develop a vibrant and dynamic campus that responds to the student and faculty growth and integrates with the surrounding community, a paradigm shift in the development approach is required.
2. **Vision based in practicality**
The master plan will create an implementable and practical vision for the campuses with phased development that is flexible to evolve.
3. **Walkability**
The master plan will prioritize pedestrians and create strong links both through and surrounding the campus.
4. **Transport and transit**
Pedestrians, cycling and public transit will be given priority in terms of long-term planning and facilities.
5. **Green connections**
The surrounding natural landscape should be considered as key to the future master plan.
6. **Interactions and long-term connections**
The master plan will promote interaction and integration with the surrounding community and land uses.
7. **Identity**
The master plan will strengthen the physical relationship between Durham College and UOIT whilst providing a means for both institutions to reinforce their own identities.
8. **Use land efficiently**
The master plan development concept will be structured to meet the future academic, faculty, athletic and student space needs of the institutions while providing the tools and framework to be adaptable to leverage funding opportunities as well as development opportunities with the private sector.

9. Partnerships

The master plan will provide guidance to the institutions on how they should position themselves, in terms of organization and design to take advantage of partnership opportunities (government and non-government).

10. Enrolment growth and diverse student needs

The master plan will accommodate the future academic space needs for both the University of Ontario Institute of Technology and Durham College.

11. Sustainability

The master plan will incorporate sustainability principles that are measurable, holistic and applicable at different scales (building to neighbourhood).

12. Innovation and technology

The master plan will accommodate spaces for innovative start-ups, technology and manufacturing.

13. Decision making processes

With respect to physical form, space utilization and partnership the master plan will articulate and directly inform a decision making process for moving forward for both institutions, ensuring the continued success and growth of both.

14. Cultural heritage and diversity

The campus has a rich history and a bright future, through a diverse student population which the master plan should reflect.

15. A Plan that works for the short, medium and long term

The master plan will be adaptable over the short, medium and long term, as opportunities arise.

Contextual analysis and recommendations:

The planning team has completed a detailed analysis of the sites, as well as a look at the “world in motion” around the campuses. This analysis led to the development of recommendations and a Framework Plan intended to guide the detailed form and function of the campus.

A summary of the key recommendations include:

- The protection of the natural corridors in the former Windfields Farm lands north of Conlin Road and integration of these corridors into the master plan is critical. The natural corridors of Oshawa Creek and its tributaries are an asset that can promote active transportation within and beyond the campus.
- The Conlin Road and Simcoe Street North intersection is the gateway to the campus. Mixed academic and commercial uses should be developed along this precinct in order to establish a consistent built-form edge and an increasingly pedestrianized public realm.

- Polonsky Commons is a key focal point on the existing shared Oshawa campus. Pedestrian and visual access should be maintained from this space to the intersection of Conlin Road and Simcoe Street North.
- Although it is acknowledged that parking will continue to be required in the short- to medium-term, infill development in the existing Founders parking lots should be explored in order to take advantage of existing services and to establish a strong built-form edge along Conlin Road and Simcoe Street North. Parking will need to be reallocated to other areas on campus and opportunities for structured parking will be leveraged as new buildings emerge.
- An integrated approach to streetscaping and wayfinding will establish a recognizable identity for the campus, while promoting the individual institutional identities.
- The horseracing history of the land north of Conlin will be expressed in the CMP, through the conservation of the area's cultural heritage, where possible.
- The opportunity to provide two full movement signalized intersections along Simcoe Street, south of Conlin Road in order to provide the necessary safe and efficient interaction of people and vehicles with the external road network will be explored.
- Britannia Avenue West and an extension of Northern Dancer Drive intersection will provide capacity and connectivity to the Simcoe Street corridor for future institutional development on the former Windfields Farm lands north of Conlin Road.
- Identify locations for a transit hub, potential transit stops and transit access for a future campus on the former Windfields farm lands north of Conlin Road. This will ensure transit access is within a reasonable walking distance (not exceeding 400 metres) to campus facilities.
- Design a pedestrian and cycling system with signage and other wayfinding tools to improve movement within the campus and link to the external regional and city networks.
- Create an interior and exterior pedestrian network to link the campus south of Conlin Road to the former Windfields farm lands north of Conlin Road.
- Align development phasing to leverage both existing sanitary, storm and water servicing along Simcoe Street North and the servicing improvements proposed as part of the development north of Britannia Avenue West.
- Maintain and expand existing green building initiatives where possible.

Space needs analysis

A high-level space needs analysis was completed for the shared Oshawa campus, UOIT's downtown Oshawa location and Durham College's Whitby campus to determine the space needs until 2030 for both institutions. In order to fulfil their strategic objectives and meet commitments ranging from academic and social space to opportunities for community and business partnerships, additional buildings and infrastructure will be required to keep pace with projected student enrolment.

The following recommendations were provided:

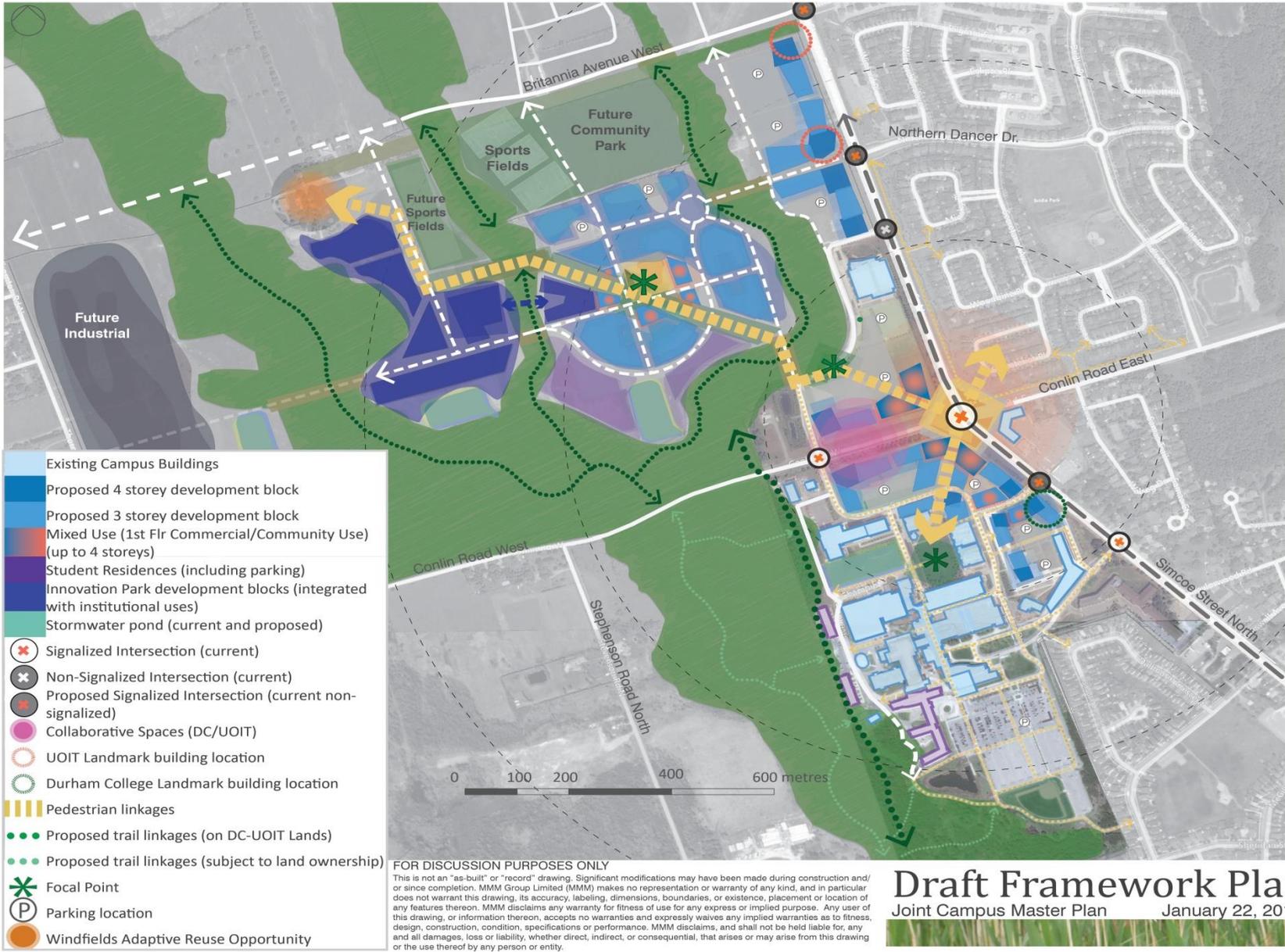
- Future student enrolment at the shared Oshawa campus is projected to be nearly 28,000 full time equivalent (FTE) students by the year 2030; 14,058 FTE for UOIT and 13,251 FTE for Durham College. Of this projected 2030 enrolment 4,428 is for UOIT's downtown Oshawa location and 2,624 is for Durham College's Whitby campus.
- The CMP will accommodate the space to meet the projected total shortfall of 222,058 gross square metres. This is the equivalent of an additional 1,200 typical family homes of 186 square metres (2000 square feet) across all campuses, or an additional 920 homes of the same size at the shared Oshawa campus, 170 homes at UOIT's downtown location and 106 homes at Durham College's Whitby campus.
- In addition to academic space requirements, the CMP will provide residences at a rate of 0.1 bed to every FTE student at the shared Oshawa campus.

Framework Plan

The Framework Plan establishes the foundational elements to guide concept plan development in north Oshawa for Phase 2 of the CMP project. The Framework Plan demonstrates the broader recommendations in an illustrative manner to show how the recommendations and master plan principles will be addressed.

The Framework Plan highlights the:

- Importance of the natural environment and role in framing the future development of the lands north of Conlin Road;
- Development opportunity areas, nodes and focal points of the campus and the general scale of development in those areas;
- Strengthening of pedestrian routes throughout the campus and the strong links from the campus south of Conlin Road to the future campus north of Conlin Road;
- Importance of the existing open spaces within the campus and mirroring those open spaces and campus focal points north of Conlin Road;
- Improvements in both visual and physical connections with Windfields Farm.



Next steps

Phase 1 of the Master Plan process will set the contextual foundation and design framework for the Joint Campus Master Plan. With continued consultation, phase 2 will work to develop the detailed concept plan and implementation strategy that balances the interest and visions of both institutions. Phase 2 is to be complete in October 2014.