

1. Land Uses
2. Campus Environment *formerly Public Realm*
3. Sustainable Development
4. Heritage Preservation
5. Accessibility
6. Massing
7. Balanced Intensification

University of Toronto Mississauga

**PLANNING PRINCIPLES**

1. **Land Uses:** 17 comments with an emphasis on pedestrian connections; plus 5 comments specific to academic (teaching and research) space
2. **Campus Environment:** 16 comments especially regarding community feel and public perception
3. **Sustainable Development:** 19 comments including the importance of campus green space and ecological preservation.
4. **Heritage Preservation:** 4 comments
5. **Accessibility:** 2 comments
6. **Massing:** 7 comments
7. **Balanced Intensification:** 5 comments

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## **PLANNING PRINCIPLES-EMAIL RESPONSE**

# LAND USES- Key Descriptors

Compatible *with Academic Mission*

Complementary

Engaging

Animated

Coordinated

Connected *both internally and to the community*

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**PLANNING PRINCIPLES**



# LAND USES

Uses and functions assigned to the campus' physical environment must:

- promote the University's academic goals and serve its overall mission;
- consider non-academic uses that are compatible with, contribute to and engage the University community;
- enhance the connection between Residential and Academic Life;
- respect and engage with the ecological context;
- seek opportunities to animate the campus, particularly by locating active use at the ground floor level and providing transparency between indoor and outdoor spaces.
- ensure a visionary Campus Plan where parking, transit, servicing and traffic planning coordinates with existing and future buildings.

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## PLANNING PRINCIPLES

# **CAMPUS ENVIRONMENT** *formerly Public Realm-* Key Descriptors

Vibrant

Active

Inspiring

Linked *between spaces*

Linked *to surrounding context*

Sheltered

Safe & Secure

Inviting

Communal

Contextual *ecological preservation*



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## **PLANNING PRINCIPLES**

# CAMPUS ENVIRONMENT

The University community's environment must:

- support intellectual aspirations of its community;
- build on a fundamental framework of social and environmental amenity;
- be vibrant and encourage activity;
- relate buildings to landscapes and create a logical sequence of movement;
- provide shelter and active travel between buildings;
- be safe, secure, and accessible;
- respect and engage with the unique ecological context;
- maintain and enhance a central unified open space, as a unifying element on Campus

University of Toronto Mississauga

## **PLANNING PRINCIPLES**

# SUSTAINABLE DEVELOPMENT-

## Key Descriptors

Visionary

Inspiring

Educational

Compatible *with Academic Mission*

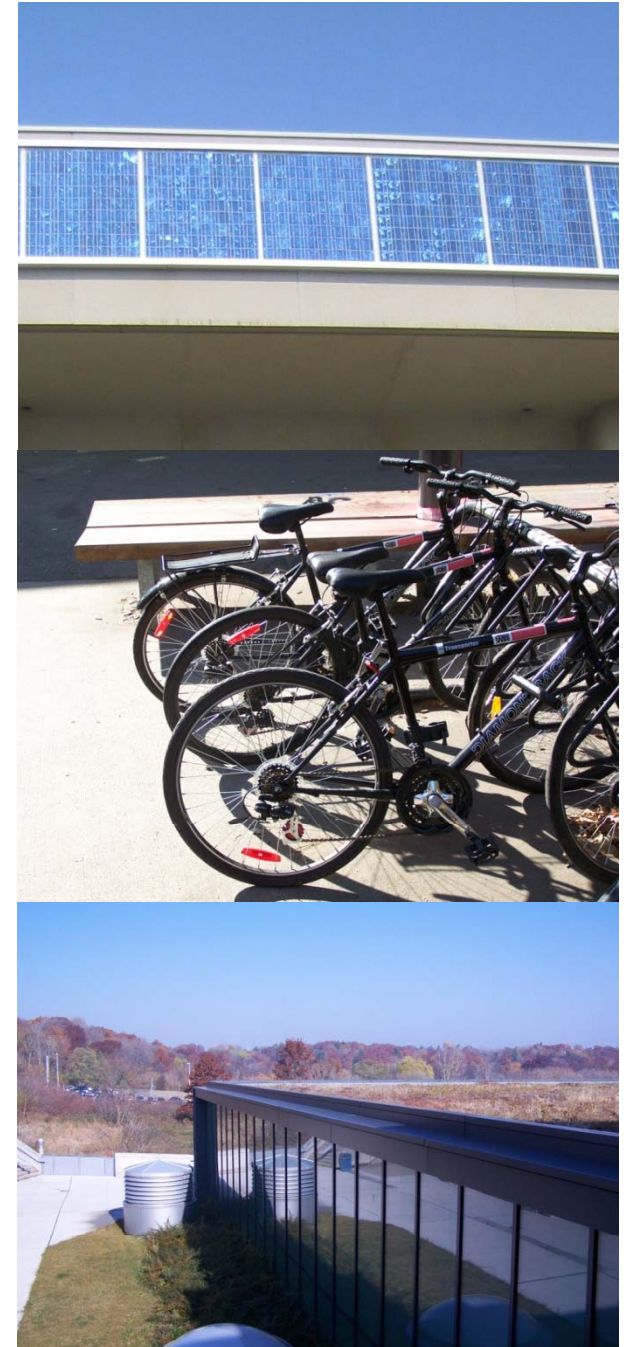
Comprehensive

Innovative

Contextual *ecological preservation and education*

University of Toronto Mississauga

**PLANNING PRINCIPLES**



# SUSTAINABLE DEVELOPMENT

Beyond reduced environmental impact, the University of Toronto Mississauga must:

- take a leadership role in line with the University's overall mission;
- seek opportunities to link with research and teaching;
- promote its environmental achievements on campus and to the outside community;
- meet the University's stringent Design Standards related to environmental measures, and continue to strive beyond minimum requirements.
- incorporate technological advancements in building and landscape design, and seek partnerships where appropriate;
- encourage bicycle commuting and transit-oriented modes of travel;
- enhance, connect and respond to the Campus' ecological context.

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## PLANNING PRINCIPLES

# HERITAGE PRESERVATION

## Key Descriptors

Protect

Preserve

Maintain

Respect

Enhance

Educate



The University of Toronto seeks to protect and maintain its heritage properties and landscapes. Listed and designated properties should not be considered in isolation, but as character-defining elements within the overall campus context. Development should respect and engage with the contextual value of these heritage elements.

University of Toronto Mississauga

## **PLANNING PRINCIPLES**

# ACCESSIBILITY

## Key Descriptors

Inclusive

Integrated



The University's buildings and landscape must accommodate a diverse population in an open and inclusive campus. The campus environment should adhere to the principles of universal design.

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## **PLANNING PRINCIPLES**



## **MASSING-** Key Descriptors

Contextual	<i>appropriate to surrounding neighborhood + landscape</i>
Appropriate	<i>to the scale and shape of open space and surrounding buildings</i>
Sensitive	
Responsive	<i>to views and microclimate: shadow and wind</i>

The form and scale of future expansion should define and develop appropriate relationships with surrounding buildings and landscapes. New construction must take into account impact on micro-climatic conditions creating an animated streetscape, and minimizing shadow and wind conditions.

## University of Toronto Mississauga **PLANNING PRINCIPLES**



# INTENSIFICATION- Key Descriptors

Balanced

Bold *enhance and enliven open space, emphasis landmarks*

Contextual

Complete

University of Toronto Mississauga

## PLANNING PRINCIPLES



# INTENSIFICATION

Future campus development must enhance, not overwhelm, existing University environs, while making efficient use of limited campus land. The Plan seeks to:

- Balance the desire for consolidation and the desire to connect to the outdoor environment.
- Enliven and shape the spaces between and within buildings.
- Strive to achieve the appearance of a complete Campus at each phase of the plan.
- Ensure the adjacent community is addressed in scale and presence, while presenting a prominent and inviting (welcoming) image of an academic institution.

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## PLANNING PRINCIPLES