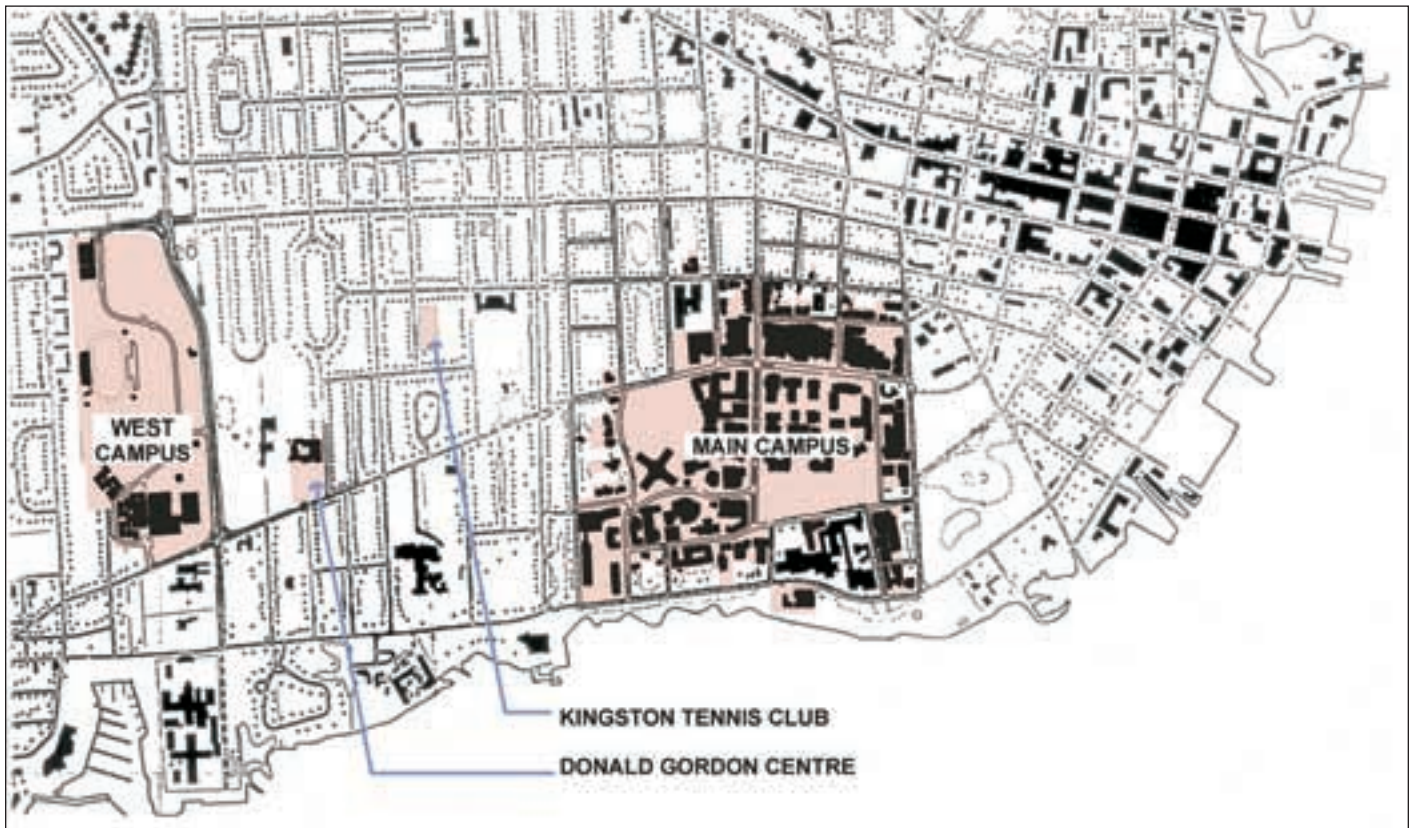


4 Inventory and Assessment

The University is a major institution in Kingston, and both contributes to and draws upon the resources of the city. It contributes to the community as a major employer, an important tourist destination, and a significant convention centre. It draws from the community through the use of city resources, including housing, commercial services, transportation connections, private research and industrial facilities, and recreational opportunities. This section is a summary of a previous report, Campus Assessment, 1993.



16. Queen's University Landholdings within the Kingston Area

UNIVERSITY LANDHOLDINGS

Queen's University has a main campus and several subsidiary landholdings located throughout Kingston. These have been acquired over time and now fulfil a range of academic and support functions.

- 1 **Main Campus** comprises about 40 hectares and is the University's largest holding. It was the original location of the University, and has grown to its present size through the gradual acquisition of adjacent private lands. It is currently the focus of the University and includes most mainstream academic facilities as well as residences, athletic facilities and other support uses.
- 2 **West Campus** is about 27 hectares in area, and was acquired during the mid-1960s, just prior to the most rapid phase of Queen's development. This campus now accommodates student residences, the Faculty of Education, the Coastal Engineering Lab, and an array of athletic facilities.
- 3 **Donald Gordon Centre** was purchased by the University in 1970. Originally a country estate, the complex was redeveloped and is now managed as a conference centre.
- 4 **Other Landholdings** in the region include a property leased to the Kingston Tennis Club, the Transfer Station located near Sir John A. Macdonald Boulevard and Highway 401, a 30-hectare site located in Pittsburgh Township, formerly used as a vivarium and animal care facility, the 1200-hectare Biology Station at Lake Opinicon, and a 194-hectare mining engineering test site at Hinchinbrooke.

Main Campus

LOCATION AND CONTEXT

The Main Campus is an established neighbourhood in the city, located close to downtown and adjacent to other neighbourhoods and uses. Residential communities on two sides of the campus provide housing opportunities and create a context that visually complements and supports the campus character. The other two sides of the campus are bordered by open space. City Park is a regionally important recreational amenity available to the University community, and the waterfront corridor to the south provides public access to the lakeshore. Kingston General Hospital is a separate institution, but collaborates with the University on the provision of health-oriented academic programs and on general planning issues of mutual interest.

MAIN CAMPUS BOUNDARIES

The compact size of the Main Campus, and its sense of being an identifiable precinct contained within a ten-minute walking circle, is a defining feature of Queen's, and a major asset. Its boundary, however, is ragged, interlocking with the surrounding residential neighbourhoods, the Kingston General Hospital, and surrounding parks. University land ownership is expanding, but the extent of its future boundary is in question.

The question of the most appropriate campus boundary at any given time will be resolved by balancing a number of objectives: the need of the University for more space, the need to retain valuable buildings and landscape, the need to consolidate related uses and disciplines, the need to develop an efficient campus that supports easy pedestrian movement between one part and another, and the need to establish a satisfactory transition between the University and residential communities.



17. A Compact Campus: The Ten-Minute Walking Circle

LAND-USE STRUCTURE

The organization of land uses on the campus is largely a product of growth by incremental expansion at the periphery as needs arose. This somewhat ad hoc method of growth discouraged attempts to formally zone land uses, and resulted in a relatively loose development pattern.

Academic uses are generally concentrated in the northeast two-thirds of the campus where they developed out from the original campus centred on Summerhill, Theological Hall and Kingston Hall, and are interspersed with various support and ancillary uses. The need for campus residences arose later in the University's history. They were constructed on land that was available and acquired for that purpose, resulting in the current concentration of residences southwest of the academic core. The hospital, present when the University was founded, also expanded on adjacent lands but remains separated from the Queen's academic core by Principal's Park.

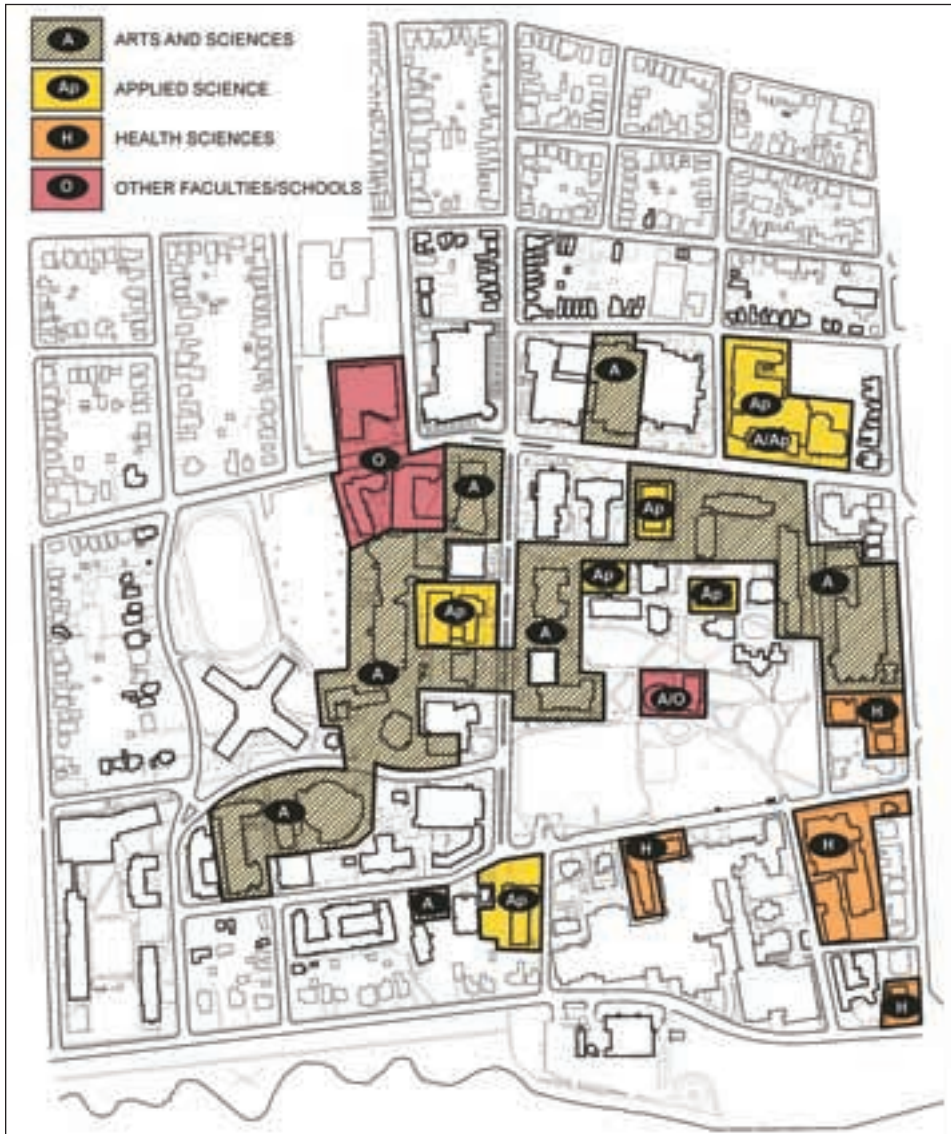


18. Distribution of Land Uses

DISTRIBUTION OF ACADEMIC UNITS

The University consists of both faculties and schools. The largest of these, the Faculty of Arts and Science and the Faculty of Applied Science, occupy many buildings distributed across the campus, and consequently lack strong faculty identity. The schools, to the extent that they occupy a single building, do have relatively strong identities.

The wide distribution of faculty buildings, particularly of the larger faculties, is both an advantage and a disadvantage. The distance between some faculty buildings and the relative isolation of others can lead to difficulties in scheduling, space planning, and internal communication. The intermingling of buildings representing different faculties does, however, stimulate interaction among people from different disciplines and fields of interest.



19. Distribution of Faculties and Schools

SPATIAL STRUCTURE

The spatial structure of the campus derives from the patterns of buildings and open spaces, and is critical to image, character, and user orientation. The primary spatial structure of the campus is defined by the pattern of city blocks and intervening spaces. These include the two main streets, University Avenue and Union Street, various secondary streets, and the park land of Principal's Park. The secondary spatial structure is established by the pattern of quadrangles, courtyards, and walkways, which give a finer grain to the spatial character of the campus.

Two areas of weakness can be identified in the spatial structure of the campus. The area bounded by University, Union, Arch, and Principal's Park is disproportionately large (for a "city block") and lacks the primary structural features that would enhance the sense of spatial order, thereby clarifying the pattern and facilitating wayfinding. The area around Stirling Hall, Victoria Hall, and Tindall Field lacks the fine grain spatial structure that is necessary to make the exterior campus habitable and to give it texture and character.



20. *The Primary Structure of Streets and City Blocks*



21. *The Secondary Structure of Quadrangles and Courts*

LANDSCAPE ASSESSMENT

The landscape at Queen's is a great asset, contributing in a significant way to both the ambience of the campus and its operational effectiveness. The spatial structure of the campus, discussed above, provides diverse landscape types ranging from intimate courtyards to large sports fields and from informal park lands to ordered streetscapes. The large trees and established shrubs found throughout the campus reflect and express the University's maturity, and enhance user comfort by mitigating the effects of sun and wind.

There are weaknesses in particular landscapes and in landscape systems that could be improved. These have occurred largely as a result of the incremental growth of the campus, which discouraged an ordered approach to campus edge treatment, and as a result of the uncoordinated invasion of vehicles into pedestrian precincts, and the difficulty of accommodating heavy pedestrian traffic with constantly changing movement patterns.

CAMPUS EDGES

Although the identity of the campus is apparent at its centre, the edges or entry sequences are not clear, and in some cases are not complementary to the University's image. The campus landscape could be utilized more effectively to both express the identity of the campus at its edges and effect a satisfactory relationship between the campus and its neighbours.

DESIGN CONSISTENCY

The many hands that have helped shape the campus landscape over time are evident in the great range of materials and design motifs that all too often conflict with the desire to present a cohesive campus image. While diversity is definitely an asset, it should occur within a larger structure with sufficient strength to "keep it all together"; the current situation, with too many streetscape variations and too many ill-defined spaces, lacks the higher-level design consistency necessary to give the campus the order and meaning it could have.

PERSONAL SECURITY

The safety and comfort of people using the campus after dark requires the visual access provided by open planting supplemented by appropriate lighting. While the original patterns of high-crowned trees and limited shrub plantings provided this visual access, plantings introduced later included trees and shrubs with branches low to the ground that block visibility and create a sense of insecurity. Pruning in recent years has resolved many of these concerns.



22. *The Quality of Campus Landscapes*

BUILT LANDSCAPE ELEMENTS

The campus contains a great range of benches, seat walls, waste receptacles, bollards, gates, fences, outdoor lighting fixtures, signs, plaques, bicycle racks, and poster kiosks. These fulfil an essential role in making the outdoors usable, and many are well designed and attractive. As with other landscape components and systems on the campus, however, the lack of design consistency among these elements diminishes the sense of campus cohesion.



23. Joseph S. Stauffer Library Walls and Benches



24. Douglas Library Covered Bicycle Parking



25. Gateway to Policy Studies Courtyard



26. Planters at Sir John A. MacDonald Hall



27. Undesigned “Desire Lines” Made Permanent



28. Designed Pavement



29. Parking Lot Edge Detail

PEDESTRIAN AND VEHICULAR PAVEMENTS

Probably the most detracting landscape element at Queen’s is the “floor” of the campus, particularly the hard surface areas. Although there are isolated examples of paving systems that work very well, the campus is generally in need of a visually and functionally coordinated paving system.

There are many areas where there would seem to be too much pedestrian pavement. Examples of this condition include the west side of University Avenue, the east side yard between Grant and Ontario Halls, the area surrounding Jackson Hall, and the terrace surrounding Botterell Hall, where the pavement has been extended well beyond what is functionally required or visually appropriate. This is usually a response to ever-expanding trampled lawns caused by pedestrians cutting corners or wayward vehicle turning movements, but a more effective solution lies in better circulation planning and edge design rather than in expanded pavements.



30. Pedestrian Pavements

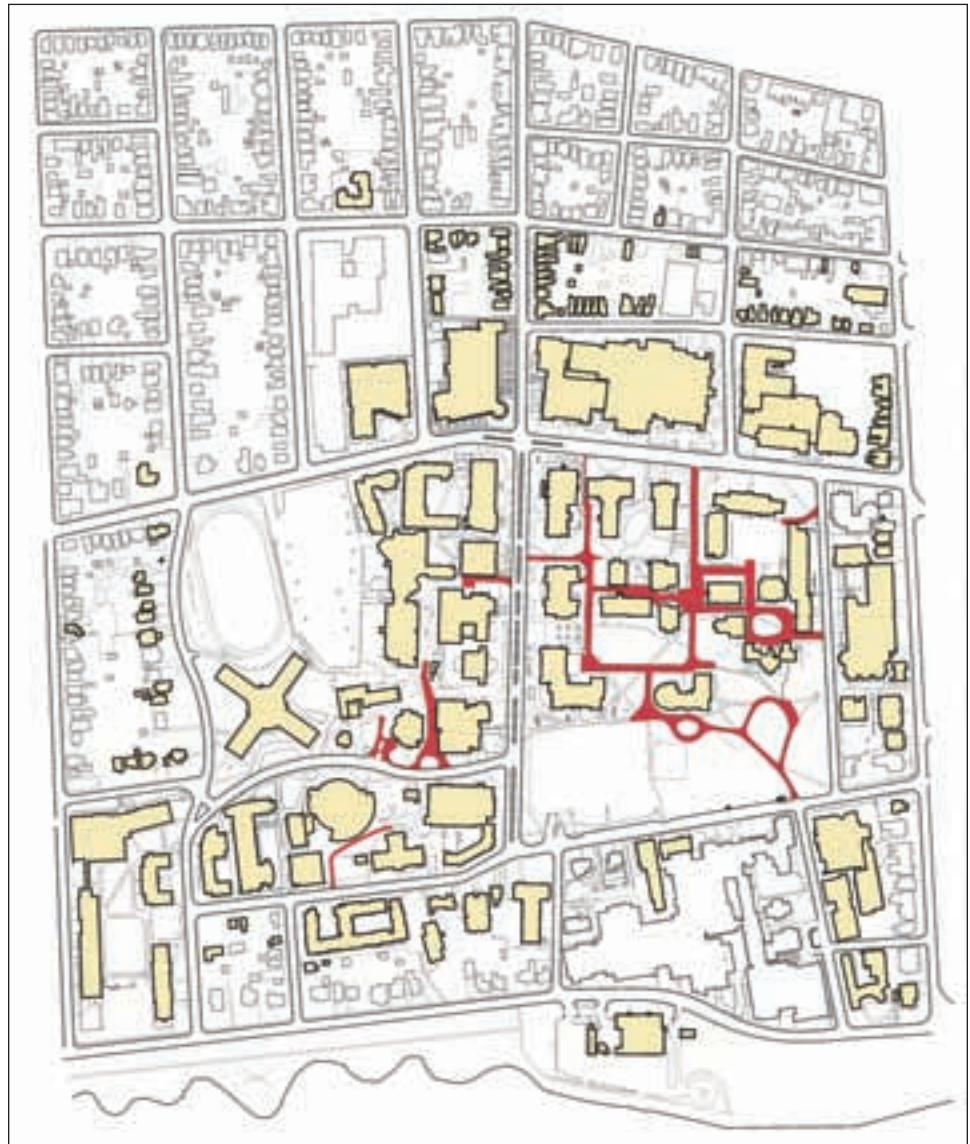
There are also many roadway sidewalks that are simply too narrow to handle the increasing numbers of pedestrians. Examples of this condition include the south side of Union Street, Queen’s Crescent, and many of the roadways at the periphery of the campus. In other places there is no sidewalk at all, as is the case in some sections of Stuart Street and Lower University Avenue. Clearly, there needs to be a detailed assessment of pavement needs, as well as a rethinking of circulation flows on a site-by-site basis. Measures to control use “spillage” into landscape areas through various edging techniques and landscape design should also be addressed.

A fundamental issue is the use of open space for surface parking. The recent construction of a parking garage below Kingston Field demonstrates an effective way of accommodating parking while maintaining green space. If more parking areas could be located either below green space or in the subgrade levels of new building development, there would be less need to utilize campus property for surface parking.



31. Vehicular Pavements

The most significant problem on campus exists in areas where pedestrians and vehicles must share the same routes. This usually occurs where service vehicles require access to buildings that do not enjoy direct street access because they are buried within large “city blocks.” Service vehicles must consequently access these buildings via routes frequented by pedestrians. Prime examples of this condition include the Fifth Field Company Drive “loop” and the area around the Mackintosh-Corry building complex.



32. Pavements Shared by Vehicles and Pedestrians

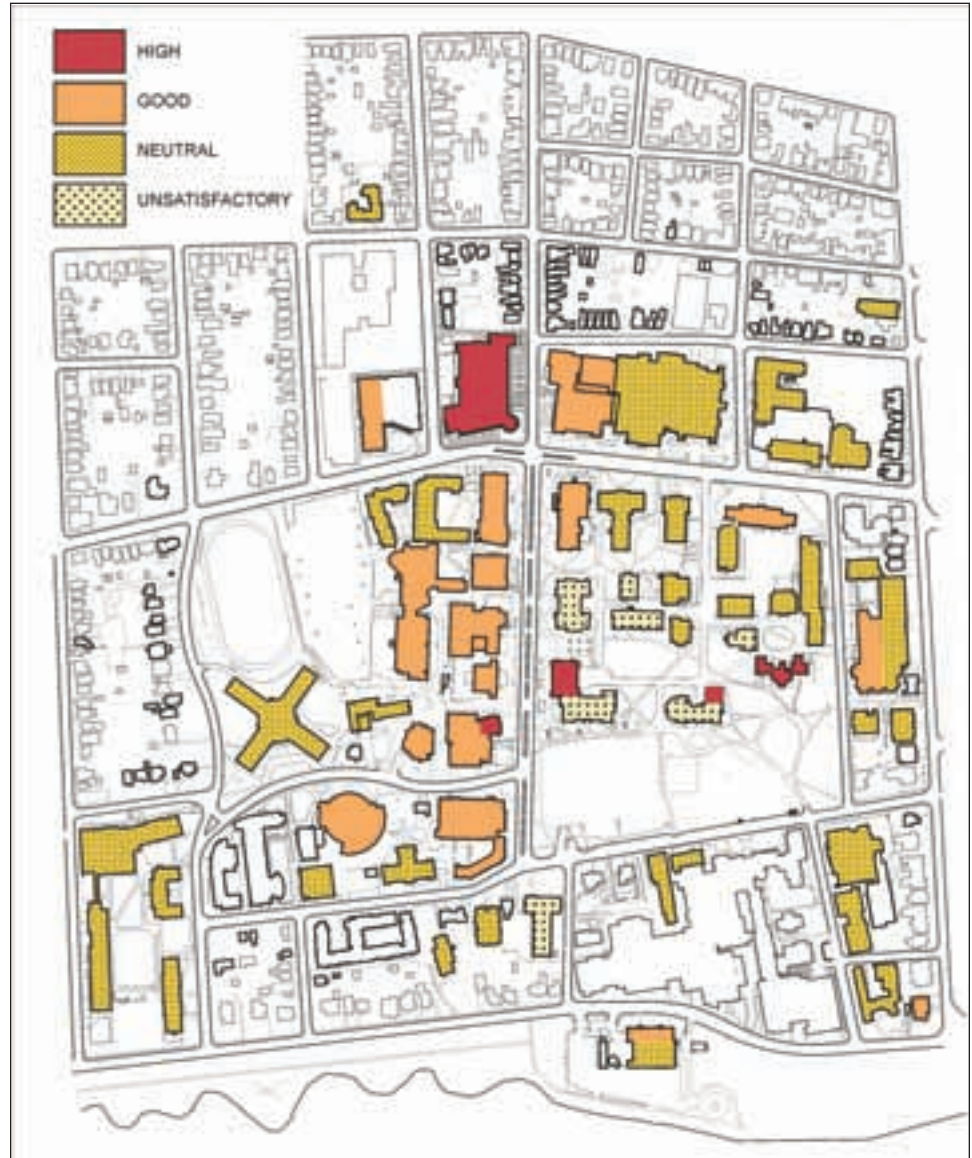
ARCHITECTURAL ASSESSMENT

Like most established universities, Queen's has a whole range of buildings – some very good, some very poor, some medium, and a great many that are good in some ways, poor in others. A comprehensive assessment of buildings is an invaluable planning tool in that it permits more rational decisions to be made about which buildings are to be preserved, renovated, or removed. A full set of criteria would include aesthetic and heritage value, urban design value, functional effectiveness, physical condition, maintenance requirements, energy consumption, adaptability, and others.



33. Exterior Building Assessment

The accompanying diagrams represent a preliminary assessment of campus buildings (both exteriors and interiors) based on the criteria of aesthetic and heritage values, i.e., the buildings' relative contributions to the visual quality of the campus. Queen's should institute a comprehensive and ongoing building assessment process.

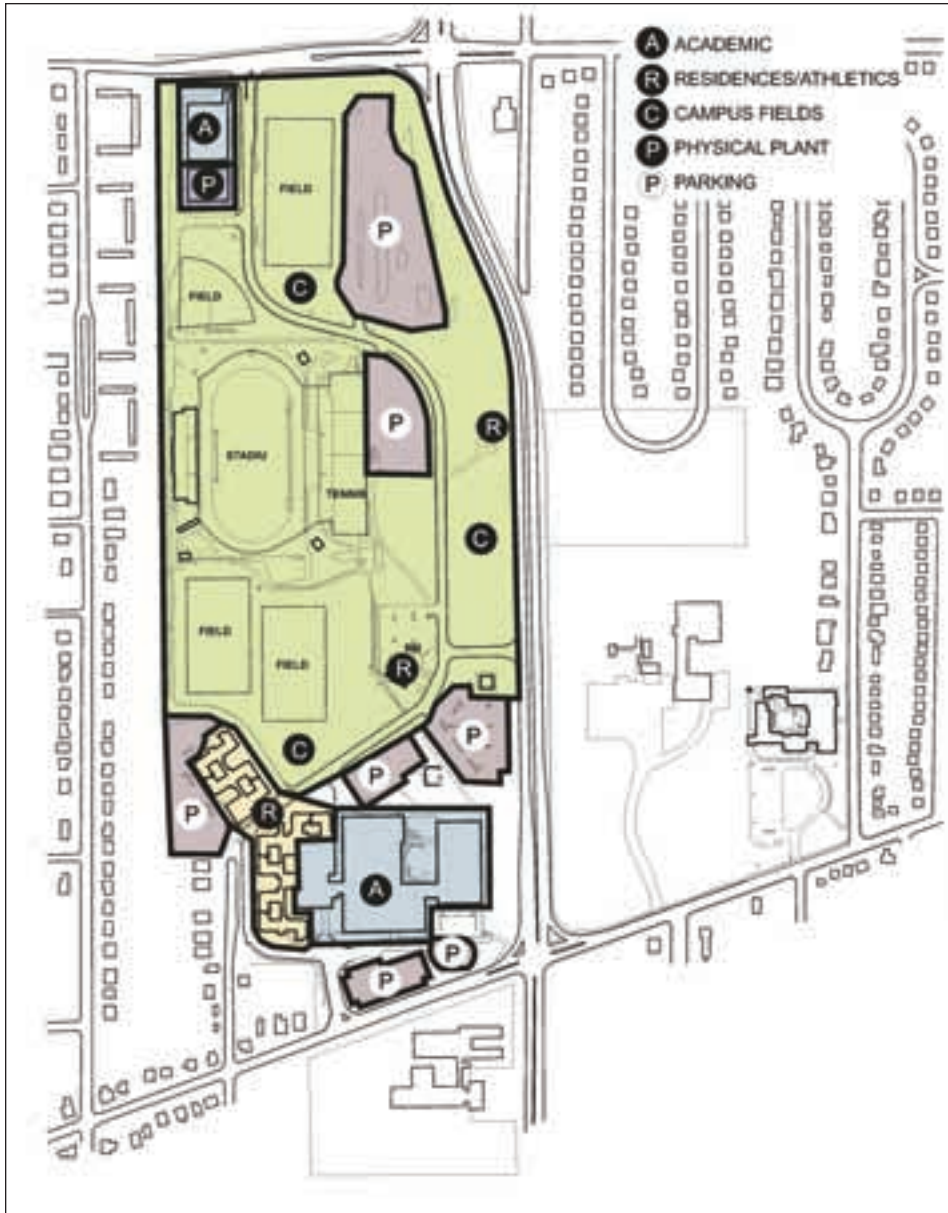


34. Interior Building Assessment

West Campus

LAND USE

On the West Campus, the land-intensive uses are clustered in a relatively small portion of the site at the south end, near the intersection of Union Street and Sir John A. Macdonald Boulevard. The balance of the site contains open sports fields, with the stadium in the centre and parking lots to the north. The plant operations facilities are located at the northwest corner of the site and are accessed from Johnson Street.



35. West Campus Land-Use Structure

SPATIAL STRUCTURE

The primary spatial structure of the West Campus is characterized by large buildings addressing Union Street at the south end and a largely open site defined at its perimeter by a dense wall of vegetation. The buildings sit as independent pavilions surrounded by parking lots and interstitial landscape; fine grain spatial structure is provided by courtyards directly related to the buildings. The main body of the site includes very large athletic fields only partially defined by vegetation.

ARCHITECTURAL ASSESSMENT

Apart from the historical buildings, the Faculty of Education building is the only structure of any architectural merit. Other buildings on the site are purely utilitarian in character, or have been modified in ways that have reduced any merit they may have once had. Nevertheless, most buildings appear to be in relatively good condition and still serve a useful function for the University.



36. *Water Tower*



37. *Farmstead House*



38. *Jean Royce Hall*



39. *Duncan McArthur Hall*

LANDSCAPE ASSESSMENT

The quality of landscapes across the West Campus reflects to a great extent the amount of use. Areas around the Faculty of Education and the residences are generally fairly high quality, although maintenance is limited because of the large amount of developed landscape. The athletic fields and tennis courts are also in quite good condition. The most detracting features of the site are the large gravel parking lots, which are in poor condition.



40. Richardson Stadium



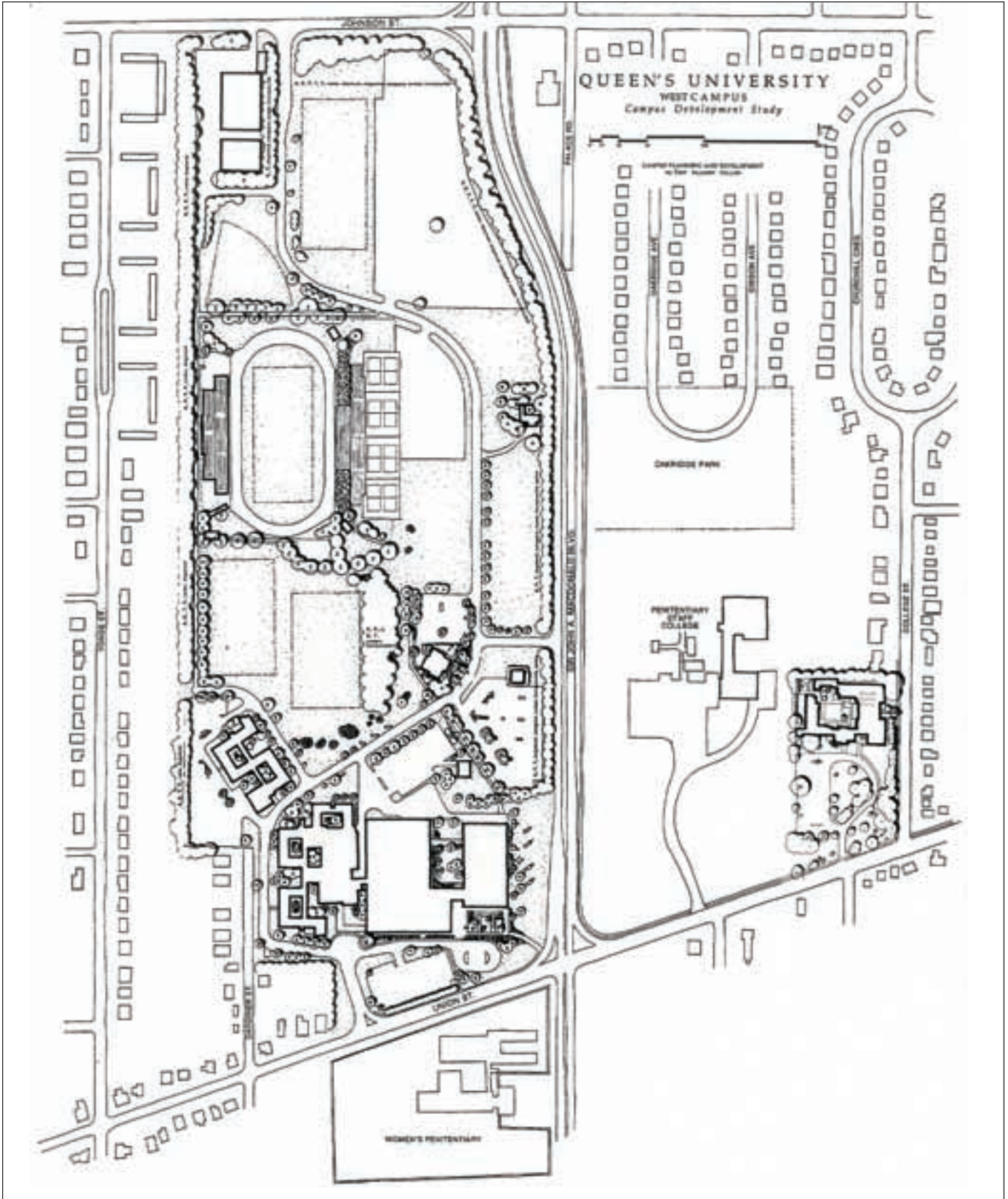
41. Courtyard at Duncan McArthur Hall

Donald Gordon Centre

This site includes the original house, to which has been added wings forming a courtyard at the rear. The dense vegetation in front of the house visually separates the facility from the street; the privacy this affords may be over-shadowed by its lack of public presence. All buildings have relatively high architectural merit. The landscapes, including the informal lawns and approach in front of the building and the courtyard behind, are also of high quality except for the mature trees, which are in poor condition.



42. The Donald Gordon Centre



43. The West Campus and the Donald Gordon Centre