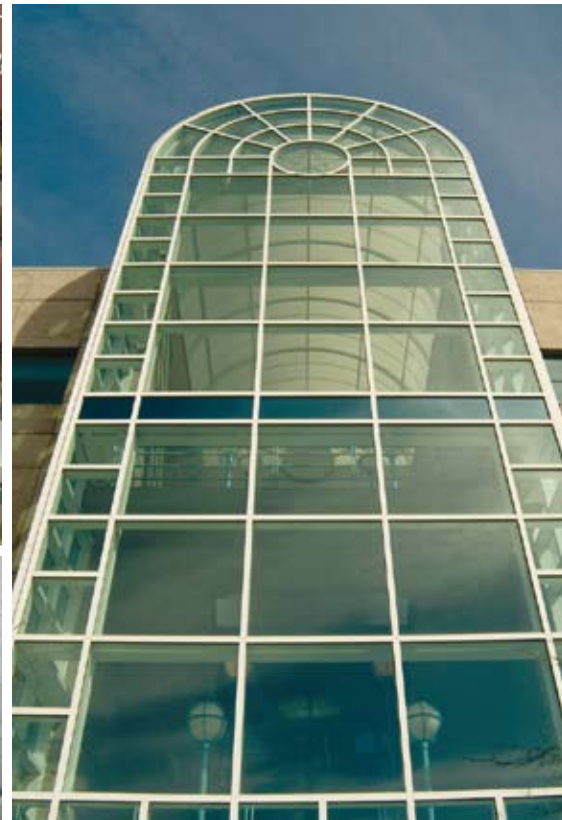


Vision 2020





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Camosun College - Vision 2020

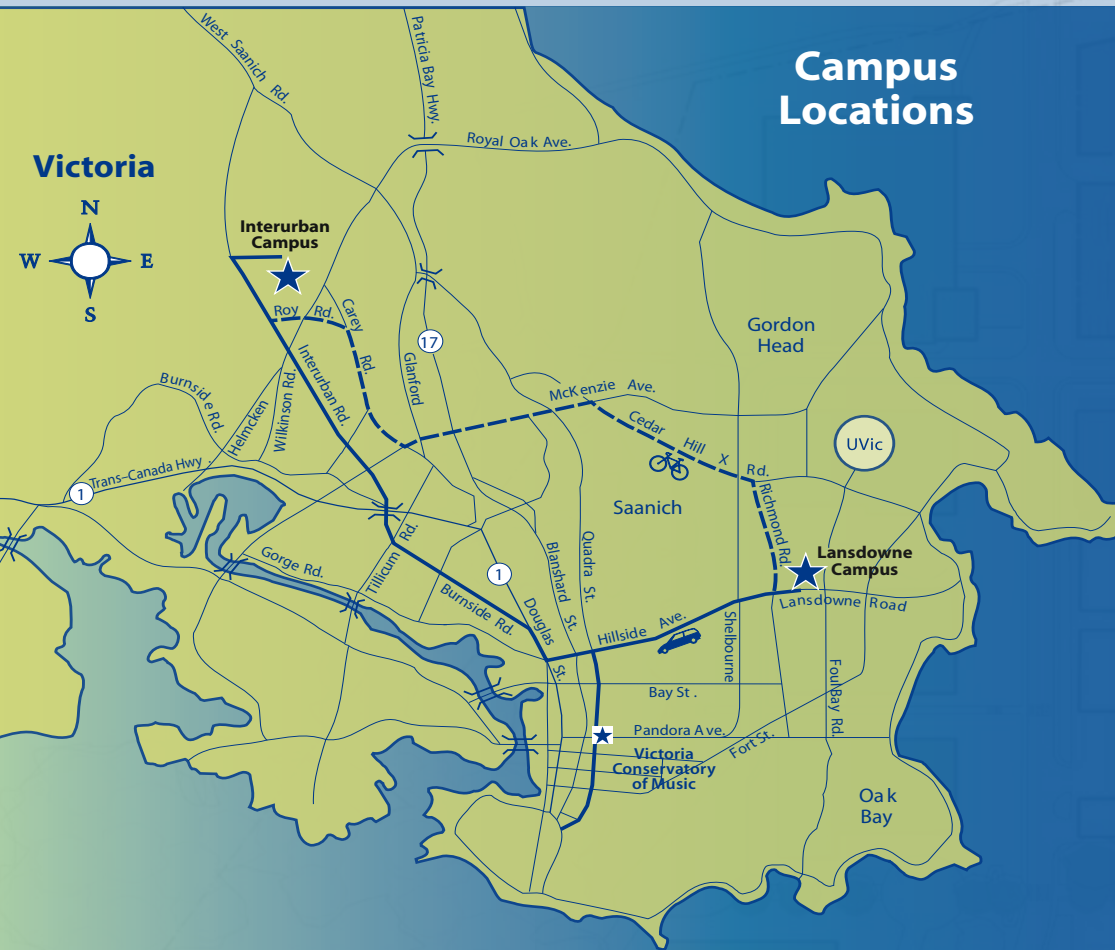
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Further Details

The complete Campus Plan document is available for viewing at both Camosun College campus libraries. An electronic version is available on the Camosun College website:

www.camosun.ca



Vision 2020

Camosun College is one of the more comprehensive public post-secondary institutions in the province, serving approximately 17,000 learners from two campuses located in Victoria, BC.

The College became the Province's ninth community college in 1971 with the merger of two pre-existing educational facilities – Juan de Fuca College (previously the Institute of Adult Studies) on Lansdowne campus, and BC Vocational School at Interurban. The facts of these beginnings make the College somewhat unique to the system in that some of our campus and our buildings pre-date our year of founding by many years. Some of our facilities are aging and aged and much of the development on both campuses has been done without the benefit of a comprehensive vision.

We initiated the recent campus planning process as a critical element in preparing the College for the 21st century – ensuring it will be able to accommodate planned growth while continuing to provide the highest quality of education to meet the dynamic and rapidly changing needs of the communities it serves.

Taking Stock

Our Campus Planning process was guided by a Steering Committee composed of faculty, staff, students and administrators, and engaged the general campus community by means of surveys, town hall meetings, public open houses and presentations.

In addition to the important input provided by many different members of our community, the physical condition, or 'health', of existing facilities and the current program space configuration and utilization were also reviewed. As was mentioned earlier, many of our existing facilities pre-date our founding year of 1971 and are hence well into or much past middle age and in dire need of updating.

We initiated a facility inventory as part of the process and requirements were identified based upon our projected enrolment growth (as much as a 34% increase to 8,275 full-time equivalent (FTE) students by 2015) and according to Ministry of Advanced Education standards. Students and staff also contributed to an overall assessment of the learning and teaching conditions at both campuses and provided input.

Strategic Issues

The College was also updating its three year strategic plan during the same period as the campus plan was being developed, and the two plans have been integrated. Some of the issues central to the strategic planning effort included:

- » changes in the populations we serve
- » a continuing focus on responsiveness
- » heightened competition
- » a strong desire to collaborate through affiliations and partnerships
- » a focus on service quality, and
- » a commitment to sustainability



Key Themes

Findings

The data gathering showed that we are in an enviable position of having two campuses, both of which have significant room for increased density and new construction. And both strategically well-located campuses have attractive natural and built qualities which form a starting point for future development.

However, while we were generally satisfied with the campus environment as students and staff alike, it was obvious that we had some real concerns that needed to be addressed as we move forward. Foremost of these, our campuses are aging and showing their age. They also suffer from new developments having been made in the absence of an over-arching plan.

Some of the other primary concerns we raised during the review and analysis process included:

- » a generally perceived lack of a ‘sense of place’
- » lack of formal and informal gathering and study spaces
- » inappropriate mix and locations of teaching spaces
- » inappropriate or inefficient affinities between programs
- » unequal utilization rates between campuses and over specific periods of the day, week and season
- » some buildings have reached, or will soon reach, the end of their useful lives and will require replacement
- » support spaces and services for students that are insufficient or poorly located, and this problem will increase as the student population increases

Key Themes

One of the key drivers underlying the plan was our desire to overcome a lack of a sense of place by creating distinct learning and teaching communities that are lively and vibrant, safe and humanly-scaled, healthy and sustainable – ‘villages of learning’ – on each of our two campuses.

In addition to addressing our need for a stronger sense of place and an enhanced campus life, we also felt strongly about the need to address the ongoing economic, social and environmental sustainability of the College.

Our three ‘big picture’ objectives – the creation of a sense of place, the enhancement of campus life, and the focus on environmental, economic and social sustainability – will be achieved through a number of strategies common to both campuses, or particular to one, as seen further on in this document.

We believe the final plan has achieved its purpose. It will help us to effectively position Camosun for the decades ahead and enable us to be a model for Canadian community colleges. It will also support us in continuing to provide the highest quality of education, in anticipation of, and response, to our rapidly changing environments.

Further Information

More detail on this and all aspects of the plan can be found in the full Campus Plan document, copies of which can be found in both the Interurban and the Lansdowne campus libraries or on the College website. [www.camosun.ca]



A Framework for Development

Our final plan provides an overview of the development proposed for each campus. Existing buildings have been identified for retention, recycling or replacement, and new construction is proposed for both Lansdowne and Interurban campuses over the planning window.

It's important to note that the facilities that will be retained are often in a state that is less than optimal. Enhancements to these spaces also form part of our ongoing capital plan. The end result will be vibrant, learner-centred campuses and gathering spaces, welcoming and attractive, safe and pedestrian-friendly, and with the flexibility to allow us to continue to serve our communities with the quality of excellence for which we have become known as needs inevitably shift and change.

Three Overarching Goals

In addition to providing a framework for future development to accommodate our planned growth, the Campus Plan has three major goals:

- » to create a strengthened sense of place
- » to enhance campus life, and
- » to focus on environmental, economic and social sustainability

Goal 1 – Creating a Strengthened Sense of Place

Both campuses have elements of this sense of place we seek but the 'whole' doesn't come together in the way we feel it can and must. Some of the strategies proposed to achieve this strengthened sense of place include:

- » focusing on, strengthening, or incorporating iconic qualities of buildings and landscape
- » identification of special characteristics of, and for both campuses, existing and planned
- » having a critical mass of attractive amenities such as formal and informal gathering places, food, cultural services and recreational facilities
- » development that plans for extended hours of campus life
- » recognizable, welcoming, attractive and safe pedestrian and bicycle-friendly landscape

- » consistent, welcoming, attractive and safe landscape and public space paths and site furnishings

Goal 2 – Enhancing Campus Life

A key theme that came through in all of the information gathering sessions was a desire for a more vibrant campus life for both campuses. Several strategies have been embedded in the plan to address this need, including:

- » providing for and appropriately locating a critical mass of attractive amenities such as formal and informal gathering places, food, cultural services and recreational facilities
- » extending the hours in which people are on campus by providing spaces for cultural events, having student residences and offering a broader range of campus amenities

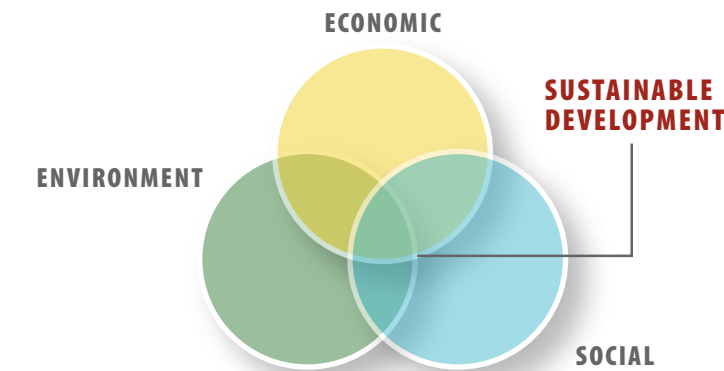
Villages of Learning

Goal 3 – Focusing on Environmental, Economic and Social Sustainability

The diagram below shows how an organization’s economic, social and environmental goals or actions interrelate. Sustainable development is that development that is informed by the three sectors of activity. The strategies in our plan that focus on environmental, economic and social sustainability include:

- » consideration of long-term expansion plans and development potential, including possible program expansion, residences, third-party development, etc. Campus development will not occur outside of the context of the long term vision in this plan
- » planning for the impact of increased use of, and changing educational technology is a given
- » increased flexibility and adaptability of all new spaces will allow for multi-purpose use and change in use over time
- » green site planning and building strategies will be incorporated into all new construction and redevelopment projects
- » we will improve transportation infrastructure on campus and continue to use and support traffic demand management (TDM) measures
- » we will program some gathering and other amenity spaces into all new projects

OBJECTIVE 3: Focus on environmental, economic and social “Sustainability”



Villages of Learning

One of the important outcomes of our planning discussion included our decision to remain a ‘one College, two campus’ institution as current economics and levels of demand precluded any possibility of consolidating onto one. Each campus has a distinct character and the plan calls for building on the current strengths of each. Unique ‘Villages of Learning’ identities will be created, based on the immediate surroundings of each campus and will augment existing environmental and building strategies.

The Lansdowne Campus

Vision 2020

The Lansdowne campus will take its 'learning village' cues from an urban setting close to the University of Victoria as well as the existing programming now offered through the School of Arts & Science, including University Transfer, and the School of Access & First Nations Education. Building on existing heritage buildings, academic facilities will form an internal pedestrian concourse surrounded by the park-like setting. This campus will expand its presence in the community as a cultural, artistic and academic hub. The existing performance hall in the Young Building, the development of a new gallery and exhibition spaces in conjunction with relocation and modernization of the Fine Arts department, the addition of more gathering and cultural spaces for students and employees, and the provision of on-campus amenities including a potential residence will all contribute to a dynamic collegiate experience. This vision will be achieved with the moving of health-related programming to Interurban, the deconstruction or repurposing of various older buildings, and new rejuvenated spaces and consolidated programs for Arts and Science, First Nations, and Access in renovated facilities. Ongoing dialogue with our campus neighbours, our partners, the municipality and the communities we serve will be key to moving the Lansdowne plan forward.

The Lansdowne Campus



The Lansdowne Campus

Our Lansdowne campus is beautifully situated just a few short blocks south of the University of Victoria at the corner of Lansdowne and Foul Bay Roads. It covers about 12 hectares and is about one third the size of the Interurban Campus. There are currently 19 buildings on this campus, a little over 300,000 square feet in total. All are aging and a number of them are slated to be replaced while others will be repurposed and updated, in addition to being made more welcoming and student-friendly.



The Lansdowne campus will need about 9500 gross square meters of new building to accommodate planned growth of programs and replacement of existing buildings, if all assumptions regarding relocation of programs and administration are confirmed.

Vibrant Campus Life

Vision 2020

A Heightened Sense of Place

As a starting point for the plan for this campus, our planners began with the existing concourse and incorporated three additional considerations:

- » creating improved connections and relationships between the concourse and public roadways (Richmond, Lansdowne, Foul Bay and Argyle)
- » creating a 'knuckle' that connects to a new development axis/concourse direction in order to connect to the north-east part of the site
- » defining academic, service and housing-oriented 'neighborhoods'

While this organizational structure respects the existing green space and strengthens the existing concourse, it also starts a new direction of development along Foul Bay Road. In the longer term, we will need to replace the Paul Building with new buildings that better address or connect to the street, that deal with the entry situation and the entrance to the Wilna Thomas building. This will provide the opportunity for an attractive, welcoming and adequately scaled public 'village square'. Taking advantage of its central location, the Dental building will be renovated to house services for students.

A Vibrant Campus Life

Building on our established brick buildings and the landscaped concourse, the east end of the campus will be opened up to a welcoming and expanded point of arrival. This arrival 'square' will be framed by the new Campus Centre building (replacing the Isabel Dawson) and two new mixed-use structures that start to address Foul Bay Road, provide built 'edges' to the square and offer the potential of bringing the adjacent community onto campus through the provision of amenities, service, commercial and residential uses. Physically and metaphorically opening up the campus to the wider community through the development of inviting new entrance layouts at each end of the concourse will contribute to the campus' liveliness and engagement with the community.

The replacement of the Paul building will provide a dramatic transformation of the public concourse around the renovated and re-dedicated Dental building and allows the new Campus Centre building and the other remaining structures to frame the central 'village square' at the heart of the campus.

In addition to the focus on increased study and amenity spaces, we will have a home for a new art gallery and exhibition space in conjunction with our Visual Arts program as one aspect of enhancing cultural content and activities on the campus. Our proposed relocation of the School of Health & Human Services

to Interurban along with other planned changes will provide opportunities for expanded food services, coffee outlets and new gathering spaces. We are also seriously considering a residence for this campus as well, likely further to the north on the current parking lot sites.

A Focus on Sustainability

Despite our commitment to environmental sustainability, the development we have planned for Lansdowne will create additional demand for parking space. We anticipate that we can accommodate this within the new buildings to be built in the short and mid-term.

Proposed Development

The site plans on the preceding pages indicate proposed development for the Lansdowne campus including:

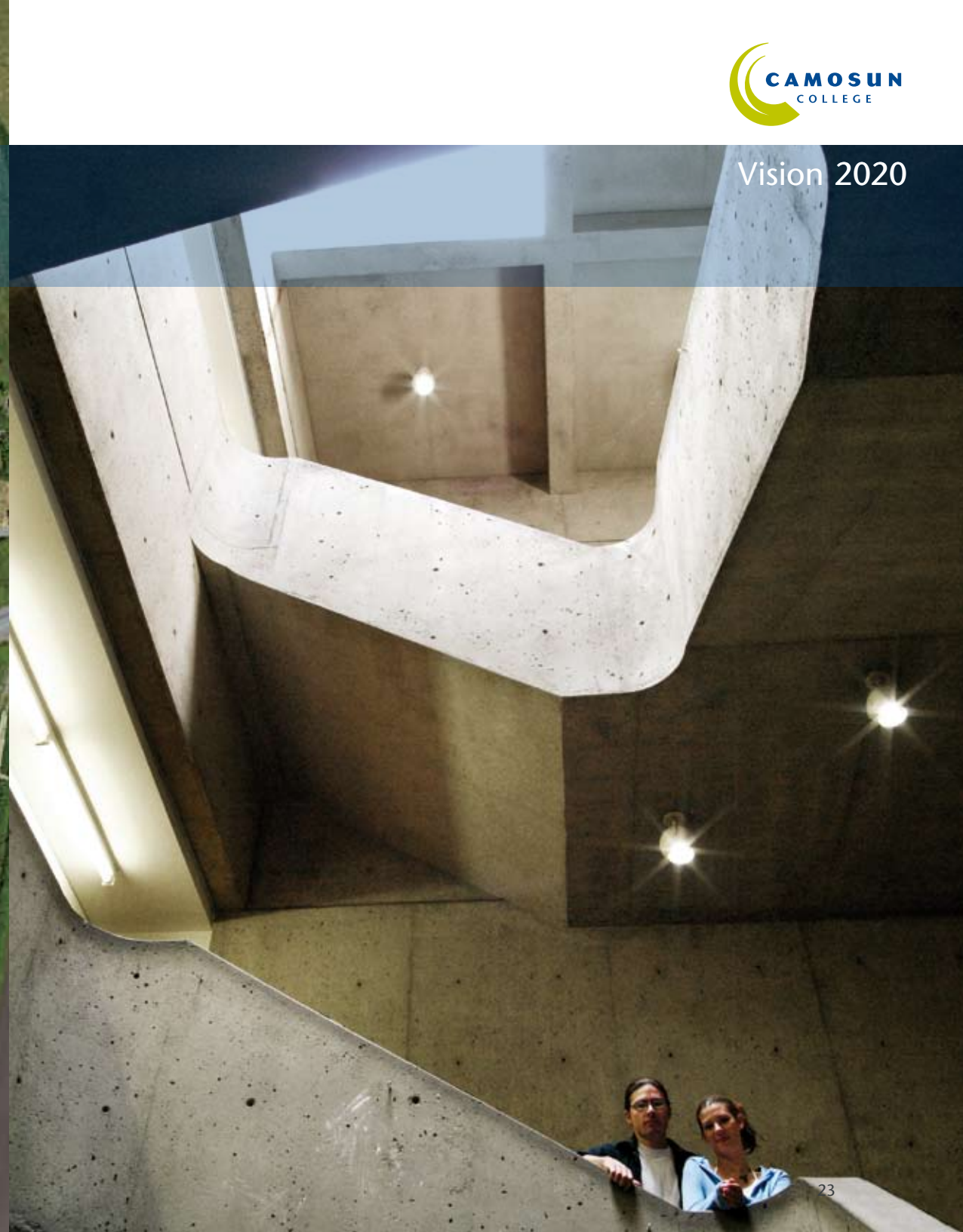
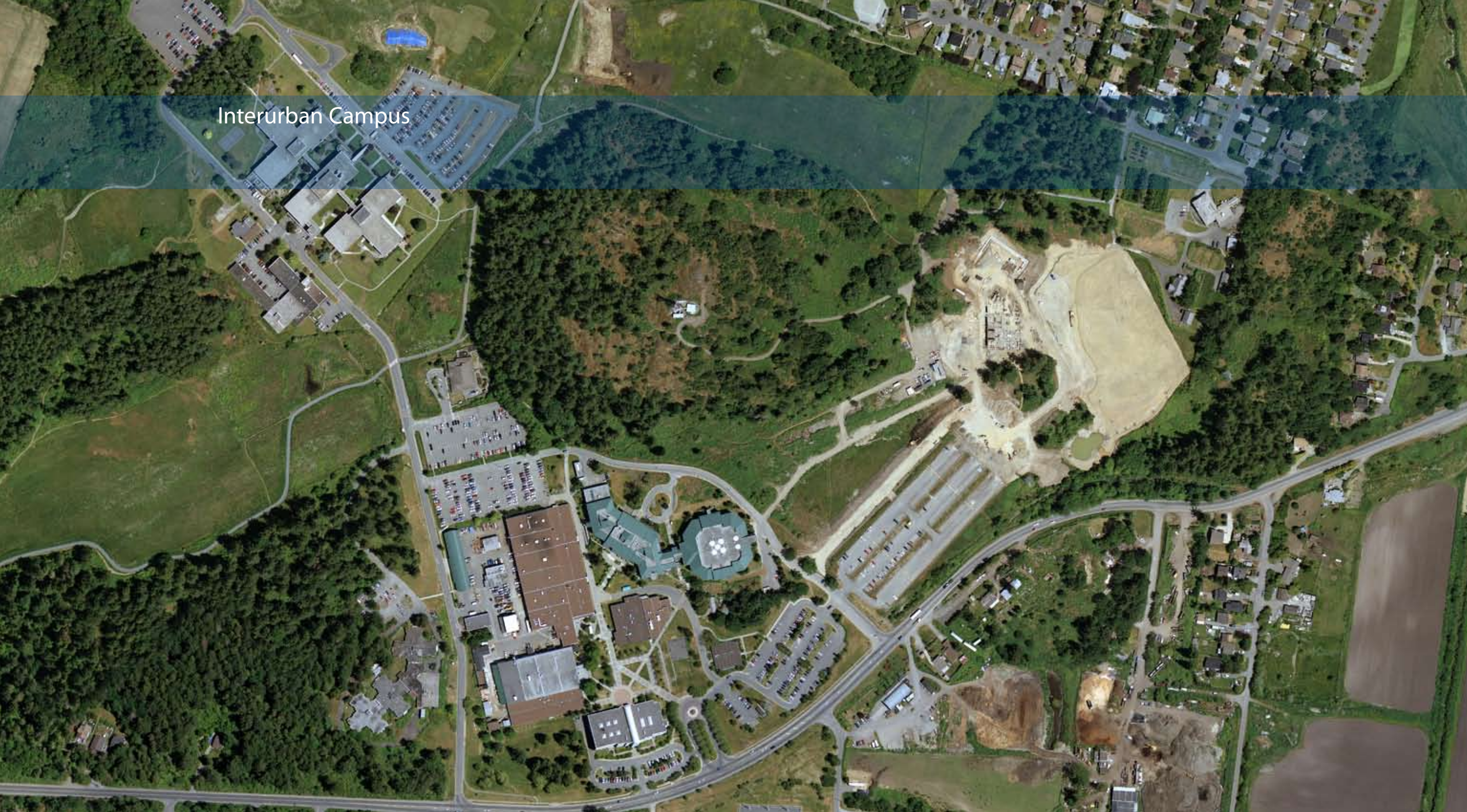
- » expanded Schools of Arts & Science and Access & First Nations Education
- » enhanced student and cultural spaces
- » recycling/deconstruction and/or replacement of Visual Arts, Richmond House, Child Care Services, Hully House and portable buildings
- » student residences

Key to achievement of the ultimate vision of this plan is our commitment to making both campuses – whether built or natural environments – clean, welcoming, attractive, accessible and functional for the learners and all of us who are dedicated to the teaching and learning process.



The Interurban campus 'village of learning' is envisioned as a dynamic, career-focused campus serving students, as it does now, in the areas of business, the engineering technologies, the apprenticeship trades and, soon, health and human services with the advent of the proposed new Health & Human Services building. The Pacific Sport Institute, opening in 2008, will house the College's Sport & Exercise Education programming, sport technology and innovation labs and expanded recreation and athletics facilities. The rural setting will provide the background for a more dense, lively and thriving living and learning community complete with on-campus housing and amenities. Key to moving the plan forward will be an ongoing dialogue with our campus neighbours, our partners, the municipality, and the communities we serve.

Interurban Campus



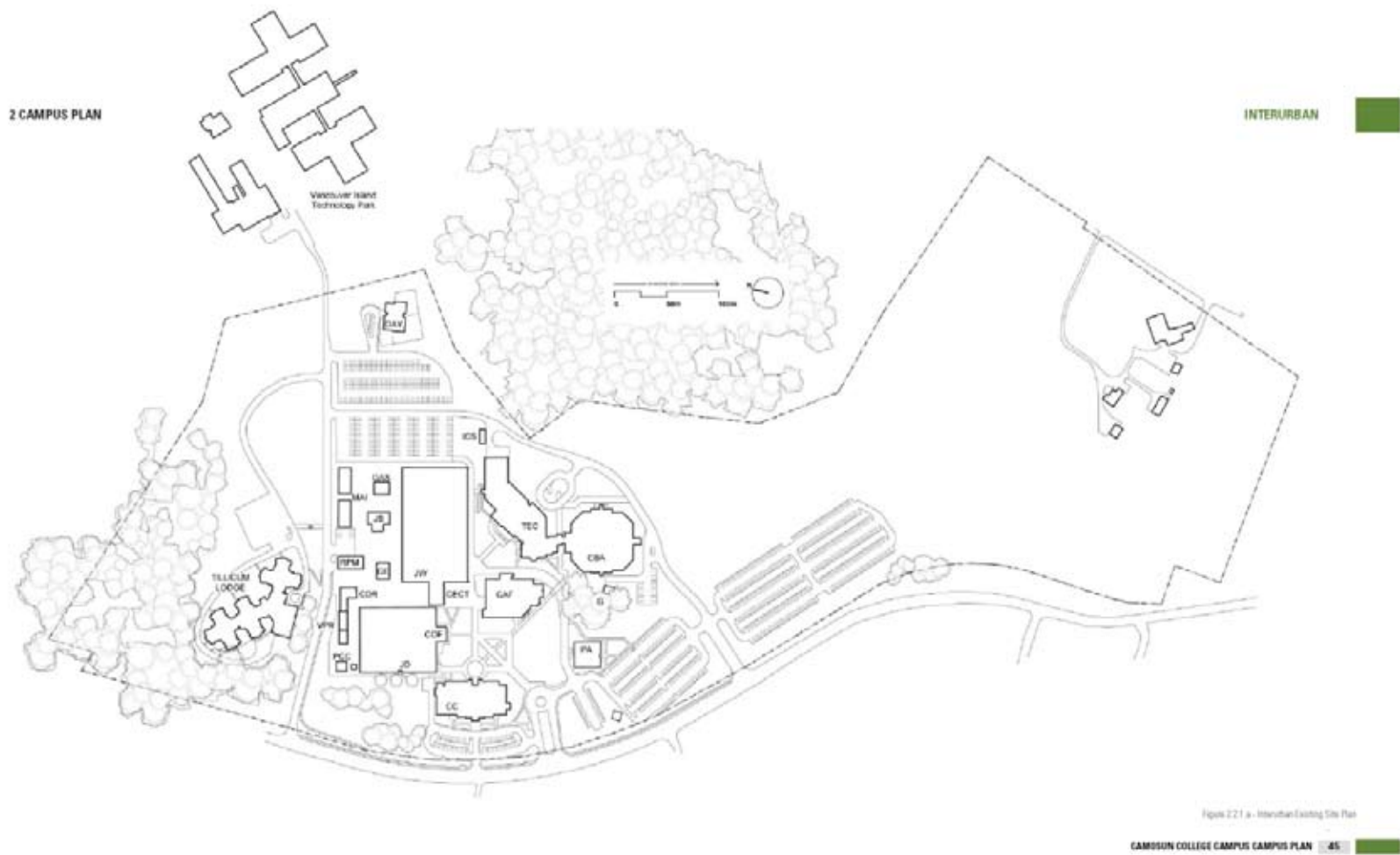
Interurban Campus

Our Interurban campus is our largest campus at about 36 hectares, three times the size of Lansdowne in terms of land and over half a million square feet in 23 buildings; the one with the most potential for development. The plans for it and for the Lansdowne campus are built around organizational ‘clusters’ of activity with the learning and learning support services at the literal and figurative heart.

On our Interurban campus, we will require approximately 60,000 gross square meters of new building to accommodate our anticipated growth of programs and replacement of existing buildings. A combination of three or four storey buildings will accommodate these needs. We also have a number of facilities that will need to be

replaced and/or significantly updated to make them functional and welcoming. Any and all new development and renovation of existing space will be done within the context of this overarching plan.

We also recognize that we will need to work together creatively, with the Foundation, with our community and with potential partnerships and collaborations in order to achieve our vision. Government is no longer able to assist organizations such as ours in the same ways as they have in the past. We need to be self-reliant, putting our creative talent, energy and collaborative approach to work to help to meet the needs of the communities we serve.



A Heightened Sense of Place

In order to give the campus the strong sense of place we seek as well as to allow for a pedestrian-friendly connection between the new PISE at one end and the available property to the north of the existing development, our plan is conceived in such a way as to:

- » organize the campus into discrete clusters of activity with learning and learning support at the literal and figurative 'heart'
- » create improved connections and relationships between existing and newly created campus 'anchors' such as the physical centre of the campus, and the new Pacific Institute for Sport Excellence (PISE) and create connections to the neighbouring Vancouver Island Technology Park (VITP), the Saanich Layritz sports fields to our east, our Horticultural Centre of the Pacific neighbours to the north and our entire neighbourhood
- » create a dynamic, attractive and welcoming centre or commons to the campus while respecting the landscape-based nature of this context
- » integrate student housing into the plan
- » ensure our Transportation Demand Management (TDM), environmental practices, new BC Transit drop-off and traffic signals at the PISE southeast entrance continue to make us a responsible and inviting destination college

To achieve this, we will remove the Jack White annex and, in the longer term, move the cafeteria building, to provide for a

meaningful north-south connection across the campus. Articulation of the east-west axes between the Campus Centre building and the east side of the campus is another strong structuring element of our plan. This development will also serve to strengthen the existing physical linkage we have with the Vancouver Island Technology Park (VITP) and encourage the continued growth and flourishing of our partnership with them. Where the axes overlap, a large landscaped centre will be developed that accommodates free pedestrian movement between most centrally located campus buildings, becoming a dynamic, welcoming, attractive and vibrant heart to the campus.

A Sustainability Focus

The planned sustainable site strategies include a focus on increased density at the centre to preserve open spaces and the character of our green space. Vehicle parking will be concentrated at the perimeter to increase pedestrian friendliness in the centre. The bus loop will be expanded and relocated to be more central to the PISE-oriented development at the south end of the campus along with traffic signals to promote safety and efficient movement.

The planned growth on this campus will have a significant impact on parking requirements despite our environmental sustainability focus. Three strategies will help us to accommodate the increased demand:

- » underground parking in most new buildings
- » taking advantage of the current stepped grading of existing surface parking to create stacked or tiered multi-level parking
- » a social contract with ourselves and our environment to continue to develop and implement positive and pragmatic Transportation Demand Management (TDM) practices.

A Vibrant Campus Life

Campus life on this campus will be enhanced by introducing key elements into the plan such as a physical and conceptual centre with a village character and increased amenities including on-campus housing. By decentralizing some of these amenities and mixed use spaces, we will have opportunities for new formal and informal gathering and interaction in each of our new or upgraded facilities. At the same time, we will focus on physically concentrating a critical mass of new multi-use space and services in an extension of the Campus Centre. Through pedestrian-friendly and pleasantly landscaped connections, the new world class PISE with its enhanced recreational facilities and the new student residences will be physically and visually linked to the heart of, and contribute to, a much more vibrant quality of life on the campus.

Proposed Areas of Development

The site plans on preceding pages indicate proposed development for the Interurban campus, including:

- » the new, world class Pacific Institute for Sport Excellence
- » a new Health & Human Services building
- » student residences
- » enhanced student and cultural spaces
- » expanded Business and Trades & Technology Schools
- » cohesive and adaptable circulation and way-finding on a pedestrian-friendly campus

In moving this plan forward, the College will look for opportunities to work with the community, public and private sector organizations, peer institutions, service organizations, foundations and others for the future betterment of the learning experience and creative site/capital/operating development.

Key to achieving the ultimate vision of this plan, is our commitment to making both this and the Lansdowne campus – whether built or natural environments – clean, welcoming, attractive and functional for the learners and all of us who are dedicated to the teaching and learning process.

The planning range of this campus plan is through 2020. Development will be based on capital priorities, partnership collaboration opportunities (with Advanced Education, the private sector, other levels of government and other sources), staged and scalable. In order to ensure that any and all development fits within a longer-term overall vision, potential long-range build-out scenarios are shown as longer-term build-out opportunities.

Key capital plan priorities include:

- » completion of the Pacific Institute for Sport Excellence (PISE), phase one, of which will open in 2008
- » a new Health & Human Services facility, in partnership with the Vancouver Island Health Authority (VIHA) and Advanced Education, and renovation of vacated Lansdowne space
- » rejuvenated Libraries that are true Learning Commons at both campuses
- » expanded Arts & Science, Access, Business and Trades & Technology Schools
- » a Fine Arts/Visual Arts facility and home
- » new development as building lifecycles end (Visual Arts, Richmond House, Lansdowne Child Care Centre, Hully House and portables)
- » support service buildings including working with the vision of a Student Union building/space at both campuses
- » consolidation of services where required such as move of the Physical Resources Department to Interurban where the majority of infrastructure and land is
- » utilities and municipal services upgrades to permit infrastructure expansion and rejuvenation
- » self-financed residences for both campuses (Interurban first)
- » enhanced student gathering and cultural spaces
- » enhancing the look and feel of all existing built and natural environments, consistent with the principles and values of this and our strategic plans



Lansdowne Campus



Interurban Campus

Campus Plan Steering Committee 2005/2006

MEMBERS:

Paul McGeachie (Chair)
 Brian Genge (Project Leader)
 Baldev Pooni
 Fred Hughes
 Iris Thompson-Glen
 Don Evans
 Paul Merner
 Shirley Bassett
 Ybo Plante
 Gillyan Haden
 Josh Zotzman

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Hughes Condon Marler
 - Roger Hughes
 - CJ Rupp
 Terrence Williams Architect
 - Terry Williams
 Resource Planning Group
 - Mark Mehrer

SUPPORT:

Joanne Hemphill
 Rosemary Smedley

2008 Onwards

The Campus Plan operationalization is the responsibility of the Vice President Administration, the Physical Resources Department, and the Camosun College Community as a whole.

Photos by AV Services, Peter Holst, Craig Farish, Judson Ridout, and Tourism Victoria.