

# Davis Campus

**Campus Master Plan  
Executive Summary**



**Sheridan**



Sheridan Acknowledges that all of its campuses reside on land that for thousands of years before us was the traditional Territory of the Mississaugas of the Credit First Nation, Anishinaabe Nation, Huron - Wendat and the Haudenosaunee Confederacy. It is our collective responsibility to honour and respect those who have gone before us, those who are here, and those who have yet to come. We are grateful for the opportunity to learn, live and work together on this land.

# The Master Plan Goals

**The Master Plan aims to achieve a series of key goals which reflect Sheridan's aspirations for the physical evolution of its campuses.**

1

Create a bold plan that establishes Sheridan as an exceptional hub of academic and creative excellence.

2

Provide a wellness-based approach to place-making that supports inclusion, collaboration and community connection.

3

Prioritize accessibility and inclusion in the design of the plan.

4

Explore Sheridan's capacity for growth and change over time considering facility retrofit, renewal, and replacement through new construction.

5

Identify key partnership opportunities and strengthen Sheridan's relevance in each of its communities.

6

Develop a flexible framework to guide physical change that supports and strengthens Sheridan's unique brand, identity and position in surrounding communities.

7

Create vibrant learning and collaborative spaces at all scales that showcase creativity and prioritize health, wellness and innovation for students, faculty and staff.

8

Lead, manage and innovate for long-term sustainability.

# Consultation By The Numbers

OVER  
**2900** Voices Heard



**3** Ideas Workshops



**53** Total Stakeholders Engagement Events



**2** Advisory Group Meetings

**139** Workshop Participants



**73** Stakeholder Interviewees

OVER **2500** Compass Survey Participants



**2** Campus Compass Surveys



**2** Internal Working Sessions

**3** Open Houses



**1757** Student Voices

**36,131** people reached through social media



# Campus Vision

The industry-leading programs for which Sheridan is known will continue at Davis Campus, consistent with an academic mission of cultivating highly skilled, creative people and communities through active learning and the incubation of new ideas. The Master Plan delivers a flexible framework for physical transformation on the campus, creating a refreshed and exceptional learning, teaching and working environment. Overall, the Master Plan will see the campus grow by over three times its current size.

The Master Plan will create a remarkable environment for state-of-the-art teaching and learning through a host of new buildings, open spaces and a new street and block network that provides a logical campus structure. With the flexibility to respond to space needs over time, the Master Plan provides a blueprint for long-term growth. A new street network including a curvilinear north-south central spine will enhance connectivity and create a logical organizational framework for buildings and open spaces while preserving a pedestrian-oriented central campus.

Multi-modal transportation will be a focus at Davis campus, with a new transit hub to anchor the northwest portion of campus. Enhancements to the Pond and new open spaces will create a picturesque setting with new pedestrian amenities.

The development of new buildings will strengthen Davis campus with exceptional learning environments that are thoughtfully designed to offer state-of-the-art academic environments.

New buildings located with frontage on McLaughlin Road and Steeles Avenue have an exceptional opportunity to showcase Sheridan's creative and cutting-edge programs and partnerships in a highly visible location. Academic and student life buildings that support the student experience will be delivered through a phased approach that allows Sheridan to respond to space needs over the long term and support the student experience.

# Davis Phasing Strategy

The phasing strategy is a high-level approach to long term growth on campus, and incorporates new development, infrastructure and public realm improvements

Short Term Plan (0-15 yrs)



Medium Term Plan (15-25 yrs)



Long Term Plan (25+ yrs)



# Davis Phasing

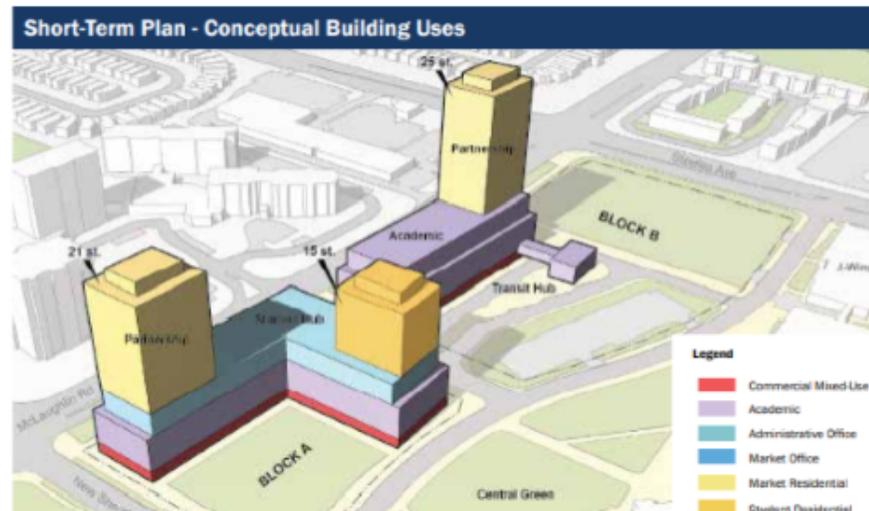
The Phasing Strategy shows an interpretation of the Phasing Principles demonstrating how Davis campus could evolve in the future.

Given the long-term nature of the Master Plan, Sheridan will need to continue to evaluate the need for new spaces and facilities at Davis campus as well as monitor the pace of development to meet academic needs to support an appropriate mix of institutional and partnership development.

## The Short-Term Plan (0-15 Years)

Located across from B and H Wings, two new buildings will accommodate a mix of commercial, exhibition, academic and partnership uses. A signature academic use, likely in the field of science or engineering will be a prominent part of the McLaughlin Road frontage. An off-street transit-only facility capable of expansion over time will be partially constructed in this phase.

The Central Green will be partially completed in the short term as a defining feature of the open space network.



# An Ambitious Plan for Davis

Davis Campus has experienced significant enrollment growth, with an average rate of 288 students per year over 50 years, almost double the rate of growth at Trafalgar campus. New development at Davis Campus will need to address the current space deficit and provide academic, administrative and student life space.

Based on a review of historic development patterns, Davis campus has grown by a steady average rate of 1,540 sq.m. per year since its establishment in 1970. This pace is a useful benchmark to project the anticipated rate of development growth over the horizon of the Master Plan. Based on this rate of growth, Davis campus would require approximately 40,000-45,000 sq.m. of new space over the long term.

At full build-out, the Master plan supports growth of over 3 times more academic space, and up to 190,000 sq.m. of partnership space. The Master Plan will create a remarkable environment for cutting-edge teaching and learning through a host of linked new and existing open spaces, new academic and student life spaces.



# Campus Principles

The campus principles were developed to respond to the issues and opportunities of the campus today. The principles guide the vision for change at Davis Campus and inform the content of the Master Plan.



1. Develop a strong presence on McLaughlin Road to reinforce a sense of arrival and showcase Sheridan's brand identity  
(Drexel University - Philadelphia PA)



2. Create a clear and efficient network of streets and blocks that can be logically phased  
(University of Washington - Seattle WA)



3. Build flexible student life hubs that foster collaboration and inclusion  
(Melbourne School of Design - Melbourne, Australia)



4. Optimize transit infrastructure to create a safe, efficient service  
(Monash University Transit Hub - Melbourne, Australia)

# Campus Principles



**5. Enhance existing open spaces to encourage health and wellness**  
(University of Chicago)



**6. Seek opportunities to reinforce Sheridan's relevance to the community through engagement and partnerships**  
(Waiutuutu Community Garden - University of Canterbury, Christchurch NZ)



**7. Continue to lead with best practices in sustainability**  
(Sidwell Friends Middle School - Washington DC)



**8. Prioritize active transportation on campus**  
(Queens Plaza - New York NY)

# Big Moves

Through consultation with the Sheridan community, a series of well supported Big Moves emerged that captured the imagination and reflected the aspirations of the community. These Big Moves are described here and establish the foundation and intentions of the Master Plan.



Figure 2.12.

## ESTABLISH THE KNOWLEDGE CLUSTER

Create a direct connection between McLaughlin Road and the heart of campus by developing the Knowledge Cluster, a series of active buildings such as the new Athletics Centre and Student Hub framing open spaces. Closer to the heart of campus, the new Student Hub will accommodate a range of student and collaborative spaces. The Knowledge Cluster can be animated with active uses in adjacent buildings and strong relationship between indoor spaces and the outdoors, including the Pond and Fletcher's Creek. The Master Plan will support increased connection to the natural environment to enhance health and wellness on the campus.



Figure 2.13.

## DEVELOP A MIXED-USE EDGE AND REINFORCE SHERIDAN'S PRESENCE ALONG ITS PRIMARY STREET FRONTAGE

Develop the existing surface parking lots along McLaughlin Road to improve Sheridan's presence within the community. Embracing new academic and nonacademic uses, which may include academic uses, student housing, market residential uses, commercial uses and other partnership opportunities can support Sheridan's long-term growth. With excellent visibility along McLaughlin Road, this Mixed-Use Edge is also the place to build a flagship space for a feature academic program, which can reinforce Sheridan's strong academic identity.



Figure 2.14.

### DEVELOP A COMPREHENSIVE OPEN SPACE NETWORK

Create a linked network of high-quality green and pedestrian-oriented spaces to enhance and expand the campus landscape. With an attractive and connected open space network, Davis campus will be an improved setting for teaching, learning and research. Reinvigorate the campus relationship to Fletcher's Creek by creating clear, improved pedestrian connections to the Valley. Finally, create a central Campus Green linked to the Pond as the central amenity space on campus, a high quality and flexible space that provides an attractive year-round amenity.



Figure 2.15.

### DEVELOP A HEALTH AND WELLNESS PRECINCT ADJACENT TO EXISTING CITY RECREATION

USES Locate a Health and Wellness Precinct near existing sports and recreation activities at the South Fletcher's Sportsplex and Fletcher's Green Community Park and celebrate Sheridan's stellar health and wellness programs. Leveraging Sheridan's academic reputation, incorporate an Athletics Centre, varsity sports field and state-of-the-art research facilities to enable continued collaboration with community health and wellness partners.



Figure 2.16.

### ENHANCE MOBILITY CHOICE AND CONNECTIVITY ON CAMPUS

Develop a connected road network as the organizational framework for the campus, providing logical siting for buildings and open spaces. A new signalized intersection between Sheridan College Boulevard and Steeles Avenue West will have direct connections to the campus road network. Introduce a curved north-south spine to calm traffic, provide optimal location for open space, and preserve the pedestrian-focused eastern area of campus. Locate underground parking along the western and southern campus edges to support easy access to parking while preserving a pedestrian-oriented campus core. Establish an integrated transit-only hub at the northern end of campus to support multi-modal access to campus.

# Fletcher's Creek and Pond

**Fletcher's Creek and the Pond landscape have been defining features of Davis Campus and will continue to be a significant aspect of its physical identity. The continued protection, restoration, and enhancement of these landscape features will remain a priority for Sheridan.**

**The benefits of the campus being situated amongst these natural features should be harnessed and the physical evolution of campus should respond to this setting and reinforce them where possible. Many of the buildings on campus hide or obstruct physical connections to Fletcher's Creek and the Pond. Opportunities should be explored to expand and improve linkages to these open spaces for student gathering, respite and celebration.**

**Establishing a new open space where the current Student Centre is situated creates a natural overlook onto the Pond and becomes a point of connection between the manicured landscapes of the Central Green to the more naturalized condition of Fletcher's Creek. Built edges fronting onto these prominent landscapes should make every effort to allow views out onto them through extensive transparent glazing. Bland, opaque walls against these landscapes should be completely avoided. Improvements to accessibility and physical linkages should also be pursued throughout the campus.**

**This may also include working with other stakeholders to support off-site and broader community linkages such as trail investments, lighting, and wayfinding.**



Landscape enhancements adjacent to natural features reinforce the physical quality of a campus setting.



Opportunities to engage with water features support well-being by providing a relaxed, tranquil campus setting.

# Implementing The Plan

**The Master Plan sets out a framework for short, medium and long-term physical change at Trafalgar and Davis campuses, and a strategy for partnership-driven growth at HMC. The Implementation chapter provides a series of guidelines to help Sheridan realize the Master Plan and support decision making over time. This includes a phasing strategy for Trafalgar and Davis campuses which identifies logical places to start building the Master Plan.**

**The Phasing Principles** will guide decision-making around priority campus investments. Informed by the six Principles below, Phasing Plans have been developed for Davis and Trafalgar campus, which illustrate the potential direction for growth.

1. Strengthen Sheridan's identity, brand, and sense of community by prioritizing development along the primary campus edges (McLaughlin and Trafalgar Road) first.
2. Ensure Sheridan's academic growth priorities are reflected in the planning and execution of new physical space.
3. Ensure that development contributes to the long-term enhancement of the student experience.
4. Consider building life cycle and space needs as new projects are considered. New space in early developments should be comprehensively planned to accommodate displaced uses from existing spaces that require renovation or demolition.
5. Pursue partnerships that are beneficial to the institution and have the potential to establish a revenue stream, thereby enabling further realization of the Master Plan.
6. Prioritize the creation of new infrastructure to leverage long-term growth, including key portions of the street network and the transit hub zone. Define projects that include broader campus-building objectives.

## Other Implementation Tools

Other guidelines operationalize the Master Plan at Trafalgar, Davis and HMC campuses and will guide Sheridan's long-term growth. These represent best practices in the areas of:

**Partnerships** - This section outlines a series of opportunities for Sheridan to explore that align with and advance the institution's academic vision, deliver necessary space, or establish a revenue stream.

**Built Form & Public Realm Design** - These guidelines support a cohesive and comprehensive built form and public realm as an attractive setting for campus life.

**Sustainability** - This suite of strategies, programs and certifications support Sheridan as a model for how a 21st century institution practices sustainability.

**Transportation Demand Management** - A robust Transportation Demand Management strategy will set the stage for success at Sheridan by shifting students, faculty and staff away from the use of personal vehicles and towards transit and other modes of travel.

A monitoring and reporting strategy will ensure all new projects support the overall Master Plan vision.



# Implementing the Plan

The Master Plan provides a flexible framework for significant change on each campus. The following five lenses can help to define the success of the Master Plan. Based on the Master Plan Goals, the Lenses can form the basis for key performance indicators to evaluate new development and open space projects and represent a means for reporting on the Plan's success.

**Healthy Community:** Prioritizing inclusivity, accessibility and a strong connection to the natural environment, Sheridan will grow with a wellness-based approach.

**Identity:** Sheridan's creativity and academic excellence will be communicated boldly through building design and programming.

**Design Excellence:** With vibrant learning and collaborative student life spaces, Sheridan will be known as a leader in contemporary, state-of-the-art campus design.

**Partnerships:** Working with new and existing public and private sector partners where possible, Sheridan's growth will be based on collaboration.

**Sustainability:** The long-term environmental, financial and social sustainability of the institution will be an important consideration for how the Sheridan grows.

We want to thank everyone who contributed to this engaging process, including internal colleagues, our partners at Urban Strategies, and members of the broader Sheridan community who participated as members of the advisory group, via open houses, surveys and/or workshops.

We invite you to explore and be inspired by our vision for the future. We're confident the plan will ensure Sheridan's continued position as a recognized leader in innovation, creativity and sustainability.



**Janet Morrison**  
President and Vice Chancellor



**John E. Fleming**  
Chair, Board of Governors