

Endowment Lands Master Plan Trent University

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Endowment Lands Master Plan
Trent University



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Trent University owns 591 hectares (1460 acres) of property

Introduction

One of Trent University's most precious assets is the land it holds in stewardship. The 591 hectares of land help define the natural setting of the University, act as a teaching and research resource for staff and students, contribute to the high quality of life on campus and provide a potential source of revenue for the University in support of its mission.

The University categorizes its lands into three broad land use designations: Core Campus, Nature Area and Endowment Land. As with other universities across North America, the Endowment Lands can afford the University a significant source of financial benefit which has yet to be realized. While a series of planning guidelines drafted in the early nineties had called for the quick identification and pursuit of a "revenue-generating project" on the Endowment Lands, uncertainty as to the highest and best use of these lands has made it difficult for the University to respond to development proposals, or further, to solicit investments.

A Master Plan for the Trent University Endowment Lands will guide decision-making and enable the University to be proactive in the development of its lands, thereby ensuring maximum benefit for the University.

The appropriate level of detail within this Master Plan was given due consideration: whereas the plan needs to be specific enough to encourage and inspire creative development proposals that are in keeping with the high quality development that Trent University seeks, at the same time the Master Plan needs to be broad enough to ensure that it remains relevant and is able to act as a working document despite changing market conditions. The objective has been to generate a Master Plan that can accommodate a variety of land uses – recognizing that these land uses may change depending on market conditions. As such, the Master Plan is less prescriptive about specific land uses and instead emphasizes the desired character of development.

The character presented has been designed in keeping with the bold vision that is required to respond to the ideas and concerns raised by stakeholders, the constraints of the market in Peterborough, and the larger opportunity that the Endowment Lands offer with respect to some

of the larger needs and objectives of the University as a whole. For example, stakeholders spoke eloquently about the need to ensure that development associated with the University – and in close proximity to its core functions – both respects existing nature areas and enriches the campus environment. Further, existing market conditions indicate that conventional development, and conventional approaches, will likely result in disappointing returns on investment. And the development of the Endowment Lands present a substantive, tangible way to redefine Trent University by broadening perceptions. These three things: stakeholder perspectives, market conditions, and Trent University's inherent need to seize upon the opportunity these lands present has resulted in a Master Plan that stresses a high quality character as central to its success.

Fundamental to the character of the development concepts proposed for the endowment lands in this Master Plan is the idea of being exemplary. The previous Endowment Lands Guiding Principles (1992), resolved that "the university is particularly interested in encouraging development projects that could serve as models of their kind, both locally and nationally." This Master Plan not only seeks to honour that commitment, it recognizes that the successful development of the Endowment Lands is contingent upon it.

The Endowment Lands Master Plan includes:

- Guiding principles in keeping with the University's academic mission;
- A comparative analysis of what has been done elsewhere;
- Recommendations related to where development should occur, when and what form and character of development is appropriate;
- Feasible, viable, and supportable short and long term uses are suggested for consideration;
- Guidelines that address issues of interfacing and integration with other campus lands and nature areas;



Part One of this document, Background and Context, outlines the scope of the Endowment Lands within the context of Trent University's other land holdings; highlights relevant planning trends that have been taken into account when evaluating the development potential of the Endowment Lands; recaptures the planning process and consultation undertaken to shape the key recommendations within the Master Plan; and identifies Opportunities and Constraints that ought to be considered.

Part Two of this document, The Guiding Framework, includes a Vision statement to articulate the broad long-term objectives, the Guiding Principles that have been used to shape key decisions; the Structure Plan, which includes a series of broad organizing elements and provides a framework for the future build-out of the Endowment Lands in the context of all of Trent's land holdings; specific Character Areas, which outline the unique aspects of each area that is to be reinforced; and Demonstration Concepts.

Part Three of this document, The Parcel Plans, includes a break down of the Structure Plan by parcel; the weighting of each parcel according to specific criteria; area calculation tables; and Parcel Sheets, which are summaries of each development parcel including a key plan, site description, area calculations, potential uses, and recommendations for site-specific development guidelines.

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