


Hazel McCallion Campus



Campus Master Plan Executive Summary

June 2020

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



HMC Today

In less than a decade, the Hazel McCallion Campus (HMC) has emerged as the major post-secondary institution in Downtown Mississauga. HMC sits on two blocks in the City of Mississauga's Downtown. The campus provides 43,000 sq.m. of academic space and serves approximately 6,100 students.

The campus was developed as a result of a partnership between Sheridan and the City of Mississauga. The City owns both blocks where Sheridan currently has buildings and has granted Sheridan a 99-year lease on the lands, which expires in 2109.

Located in the heart of the rapidly growing downtown Mississauga, HMC has two buildings, A Wing and B Wing, with primary entrances on Duke of York Boulevard. The campus is located directly west of Square One Shopping Centre, a regional commercial destination with 200,000 sq.m of retail space attracting 24 million visits per year.

The HMC campus is composed of three connected buildings. A Wing was completed in 2011 and B Wing in 2017. A Wing is located on the southern end of campus and houses student life services such as the library and cafeteria. B Wing features faculty offices, classrooms, and some food services, and is connected to A Wing with a pedestrian bridge.

A Wing and B Wing both contain well-used flexible, and collaborative spaces such as the Creative Commons, Learning Commons and many smaller, flexible study and lounging areas.

C Wing is a collaborative project between Sheridan, Sheridan Athletics and the Sheridan Student Union. The new building will provide additional student life spaces, athletic facilities and administrative space that will diversify the amenities of the growing campus.

To the west of A Wing is Scholar's Green, a public park owned and managed by the City of Mississauga, completed in 2011. The area west of B Wing, currently occupied by a surface parking lot, is anticipated to accommodate an expansion of Scholar's Green park in the future. Currently, two municipality owned and operated parking lots on the campus blocks provide approximately 350 parking spaces for students, faculty, staff and visitors.

Sheridan also leases parking spaces directly northwest of the campus in a surface parking lot at Rathburn Road West and Living Arts Drive to provide an additional 450 parking spaces.

HMC Future Space Needs

Campus master plans can be based on factors including past and projected enrollment, academic program, and future space requirements. To maintain HMC's growth trends, the campus could expand by 25,000 sq.m. in the long term. Based on the campus' rapid space and enrollment growth, the Master Plan Strategy considers the long-term approach to new development, open space and campus infrastructure.

The HMC Master Plan Strategy has been based on HMC's physical and enrollment growth to ensure that the campus considers a long-term scope of change. Additionally, other benchmarks such as the Colleges Ontario Facilities Standards Inventory (COFSI) have also been used to compare typical space needs and determine future space needs.

HMC's rapid development growth has meant the campus has grown by 4,822 sq. m per year since its inception in 2011. This pace is a useful benchmark to project the anticipated rate of development growth over the horizon of the Master Plan. Projecting this rate of growth over the long term. HMC could expand by an additional 25,000 sq.m. in the long term.



Strategic Partnerships

Growth at HMC will cement Sheridan as the anchor academic institution in downtown Mississauga. Sheridan's vision for HMC will build on its success in providing innovative learning experiences by developing strategic partnerships and deepening engagement with industry and key stakeholders in the Mississauga community.

Sheridan will continue to grow spaces for academic programming, life-long learning, research, innovation, entrepreneurship and industry engagement. Sheridan is excited to engage in dialogue with the City of Mississauga about how the institution could grow on the existing Sheridan blocks, and with Oxford Properties Inc. to explore expansion on surrounding lands.

As the home of the Pilon School of Business, HMC offers programs ideally suited to full-time, part-time and continuing learners in the downtown. The long-term Master Plan Strategy for HMC has two primary areas of focus: maximizing the existing site through partnership with the City of Mississauga and strengthening partnerships with Oxford Properties Inc to meet the emerging needs of students, faculty and staff.

Whether on the existing Sheridan blocks or in partnership with neighbouring landowners, any expansion of HMC should continue to provide a cohesive student experience within an urban campus setting.

The Core Campus Zone comprises Sheridan's existing blocks, which are owned by the City of Mississauga. Continued growth in the Core Campus Zone is a priority for HMC, and could provide additional institutional, commercial, residential and parking uses.

The Sheridan Precinct delineates a broader area of influence on land owned chiefly by Oxford Properties. New development in the Sheridan Precinct could be achieved by building on existing formal and informal partnerships with Oxford Properties including parking space leases and the food and retail amenity provided at Square One Shopping Centre.

Growth in this Precinct could expand HMC's reach and could support objectives such as increased innovation space or housing suitable for students. Development should be designed to achieve Sheridan's strategic objectives for HMC, including providing flexible, state-of-the-art spaces for teaching and learning, expanding innovation facilities, and exploring housing appropriate for students.

HMC's continued expansion will enable the campus to respond to increased enrollment and increase connectivity with the broader Mississauga industry and community ecosystem.



Rendering of planned Hurontario LRT City Centre Terminus



Main entrance to Square One Shopping Centre



Mixed-use high density construction near HMC

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 methodology is 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, 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.

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