EXECUTIVE SUMMARY

PLANNING NEAR-UNIVERSITY N

Nadeau

Neighbourhoods near universities, especially those with campuses near the centre
, merit study for a number of reasons. High concentrations of students in central
hbourhoods and the distinctive housing and lifestyle preferences of students result in
sual conditions wherein an area may have low vacancy rates and high land values but
ining housing quality and tension between students and permanent residents.

Kingston, Ontario, and Ithaca, New York, are home to Queen's University and Co
versity respectively and are both examples of small cities where a university campus a
ndant near-university neighbourhoods have a central and significant presence in the ci
gston's University District, where single-detached dwellings have been converted to s
sing *en masse*, is immediately north of campus. Just to the north of this area, Williams
nderdeveloped main-street district at the ed(e)4d0 Tw2 im 0 Tweu[(i)-h1lerrsh is
ve mixed-use centre but an awkward
e near-university neighbourhoods have
a clear opportunity to evaluate these

characteristics of the case studies. The body of literature on studentification, by a variety of authors, was a source for evaluation criteria concerning the integration of student housing in the neighbourhood at large and a source of information on issues faced by student neighbourhoods in general.

Despite initial expectations that Ithaca's near-campus neighbourhood would excel in most respects, analysis resulted in a more nuanced perspective. While it has a few flaws relating to excessive building heights and awkward transitions to surrounding urban fabric, the mixed-use core of Collegetown is markedly superior to underdeveloped Williamsville in terms of scale, character, and built form generally. Despite its significant relative disadvantage in built form, Williamsville has more varied offerings in terms of mainstreet amenities that would service the mixed-use heart of a neighbourhood.

Figure 1: A low-density stretch

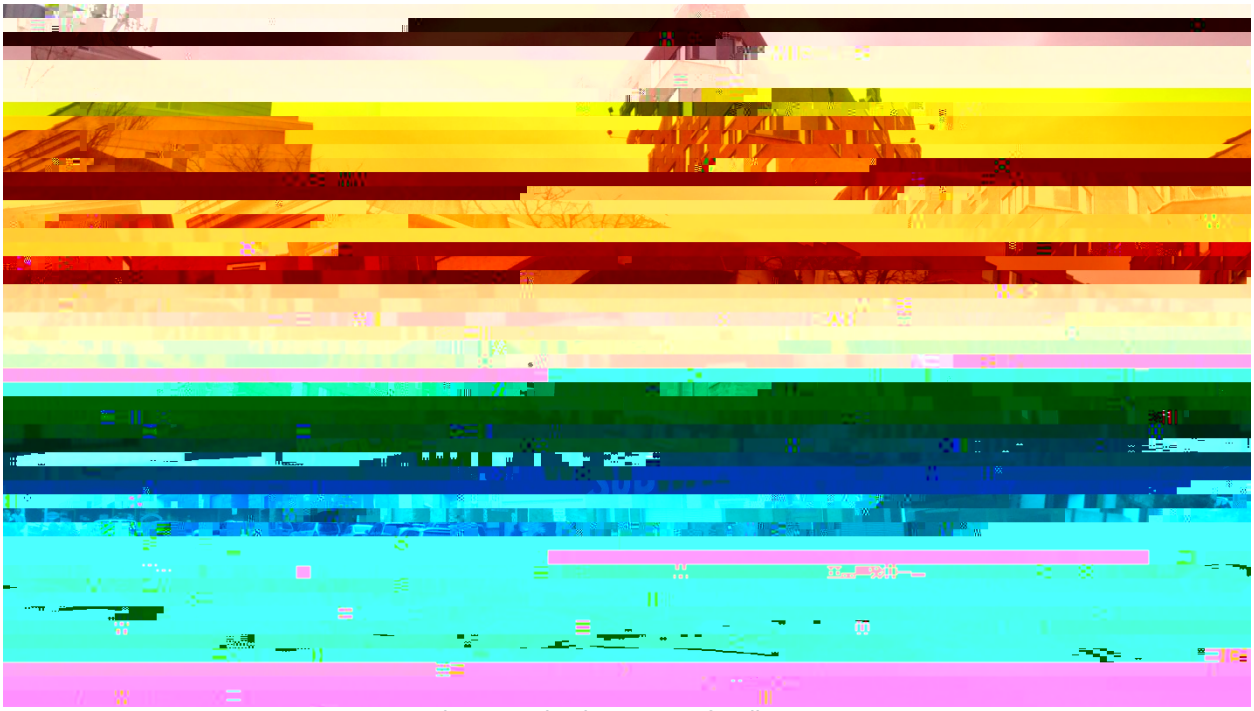

Figure 2: Mixed-use core of Collegetown

Conditions are different in the surrounding residential areas. While Kingston and Ithaca are peers in terms of studentification, and have similar issues of building upkeep and demographic imbalances related to the effects of dominant student populations in near-campus neighbourhoods, Kingston's residential University District is more attractive due to the more consistent scale and character of its buildings. The advantage of Collegetown is that there is more capacity for accommodating in higher-density buildings.

The urban plans for both case studies demonstrated an awareness of the challenges faced by their respective neighbourhoods, and their recommendations would result in greatly improved near-campus areas according to most evaluation criteria. It should be noted that Collegetown is significantly more developed than Williamsville. As such, Kingston faces a much greater gulf between existing conditions and the idealized conditions presented in the Williamsville study, whereas the Collegetown Urban Plan contains significant but mostly incremental improvements in the form of infill and redevelopment of key areas.

Summary Evaluation

	Attractiveness	Pedestrian Friendliness	Housing	Mixed Use
Williamsville & University District	2	3	3	3
Williamsville Main Street Study	4	5	4	4
Collegetown	4	3	4	3
Collegetown Urban Plan	5	5	4	4

Williamsville, if built according to the design guidelines in the Williamsville Main Street Study, promises to be a fine mixed-use mainstreet and an attractive gateway to downtown Kingston and the University District south of it. Two of this report's recommendations concern the details of the plan's implementation; the third concerns the city's overall strategy.

- Given the amount of residential and commercial space to be developed, the City and more local actors need to be proactive in generating interest in and enthusiasm for the Williamsville area.
- Given the attraction of developing housing suited primarily for the profitable student market, it will be necessary to be critij EMC /LBody 8820(2(i)- pr)-2( )]TJ.2(ude)4(nt)-2( )]TLBody <