

Conclusion & Next Steps

The success of the *1994 St. George Campus Master Plan* and subsequent Secondary Plan for the University of Toronto Area can be seen in the major improvements to the campus environment that have been a direct result. Numerous capital projects have, within defined development envelopes, produced high quality architecture along with open space and streetscape improvements that help to knit together the campus and provide an excellent quality of environment for the University community.

Now, more than a decade later, this updated Master Plan responds to anticipated needs for immediate and future growth and recently adopted municipal strategies that encourage intensification of downtown development. Within the defined boundaries of the St. George campus the opportunity exists for significant expansion of University facilities through the balanced intensification of remaining development sites, identification of new sites for development, and strategic renewal of existing facilities and lands.

The *2011 St. George Campus Master Plan* provides provides a roadmap for future development that is consistent with City strategies and sensitive to contextual relationships. This Master Plan provides an assessment of the campus as a whole, identifies desirable future planning initiatives and stipulates the potential of individual development sites within four defined campus quadrants that, when developed, will shape and enhance the campus environment as a whole.

Within the Plan, opportunities for linkages to City growth and development in this area are articulated. The *2011 Plan* is aligned with future plans for the discovery district, hospital plans and revitalization in areas along the west and south corridors along College Street and Spadina Avenue. Through development of proosed sites, the University presents opportunities to enhance community activities by introducing civic space, mixed use functions and a porous environment to accommodate the transition of day to day community functions.

Summary

The Master Plan Framework provides background information establishing space needs and area context. Seven campus planning principles, carefully crafted through a process of broad consultation provide a guiding framework for the Plan within the planning parameters and ambitions of the City. Widely accepted, they have been used to frame the proposed changes to development site envelopes and will support the re-zoning efforts required to make proposed changes into law. The planning principles are:



Front Campus

CAMPUS ENVIRONMENT

The University fosters a safe and vibrant campus that supports the aspirations of academic life, and a welcoming atmosphere to the broader community of which it is a part. The campus should continue to respect and embrace seasonal change with a comprehensive system of open spaces, pedestrian and bicycle paths and pedestrian friendly vehicular routes that link built-form and landscape features, and provide places to pause, contemplate, inspire, play, gather, and seek shelter.

LAND USE

The use of physical resources of all kinds should aim to promote the University's academic goals and serve the overall mission. Non-academic uses that are compatible with and contribute to the life of the University community should be considered where appropriate.



CCBR entrance from College Street

MASSING

The form and scale of future expansion should define and develop appropriate relationships with surrounding buildings and landscapes. New construction must take into account impact on micro-climatic conditions of existing and new buildings, create an animated pedestrian realm and minimize shadow and wind conditions.

BALANCED INTENSIFICATION

The University strives to accommodate its needs within the boundaries of the campus. Development must enhance, not overwhelm, existing University environments while making efficient use of limited campus lands.

SUSTAINABILITY

The University of Toronto is dedicated to maintaining its position as a leader in sustainable campus practices, places and innovation. New development and renewal must adhere to University of Toronto Design Standards and, where appropriate, incorporate advancements in technology and design to reduce environmental impact. Sustainable projects will increasingly provide opportunities for linkages with research innovation and teaching.

HERITAGE PRESERVATION

The University of Toronto seeks to protect and maintain the extraordinary concentration of heritage structures and landscape features located on its St. George campus. Properties listed and designated by the City of Toronto for their heritage value, as well as those identified as important by the University, should not be considered in isolation, but as character-defining elements within the overall campus context. Development should respect the contextual value of these heritage elements, while recognizing the dynamic nature of the urban campus setting.

ACCESSIBILITY

The University's buildings, landscape and grounds must accommodate a diverse population in an open and inclusive campus. The campus environment should adhere to the principles of universal design with all new construction on campus. Where full accessibility may not be achievable due to existing conditions or the historic nature of a particular building, the University policy of accommodation will be met.



Queen Alexandra Gateway at Philosopher's Walk



Accessible entrance ramp integrated with landscaping at the School of Continuing Studies

Priorities through 2030

The Master Plan identifies opportunities, along with related challenges, for future campus improvement through the discussion of ten key elements impacting the physical nature of campus. These include circulation, open space, environment, infrastructure, sustainability, heritage, accessibility, housing, personal safety and security and parking. Priorities for the future through 2030 are identified for each key element together with related planning efforts that intersect with and augment site development. This revised framework is intended to continue the positive transformation of the St. George campus in support of its academic mission. Priorities include the following:

Circulation

- Implementing final stages of the King's College Precinct Plan thereby improving the public realm to provide a superior environment for pedestrians;
- Promoting safe pedestrian crossings to and from the east campus;
- Seeking additional opportunities to partner with the City for streetscape and civic improvements on the west campus;
- Ensuring that new development sites provide pedestrian linkages indoors and out;
- Extending cross-campus pedestrian pathways to link existing with new.

Open Space

Investing in the Landscape highlighted key 'demonstration' sites where opportunities related to open space improvements should be considered. Six such sites that remain important in this plan are:

- Hart House Green/Queen's Park/Wellesley Street
- King's College Road/Circle Precinct
- Back Campus/Tower Road
- Willcock's Street/Sidney Smith Hall/New College/Huron Street
- College Street
- Spadina Circle/Russell Street

Other Open Space Priorities include:

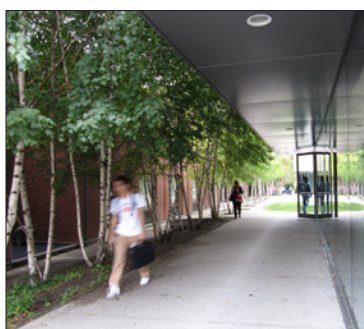
- Creating new landscaped open spaces amenities in concert with new building projects;
- Seeking additional opportunities for open space on the west campus;
- Partnering with City to implement streetscape improvements, particularly in the west campus.

Environment

- Where possible, using native species for planting;
- Adding green roofs to existing and new structures on campus to replace



King's College Road



Pathway linking St. George Street to Site 12
between Woodsworth College and Residence



Willcocks Street pilot "Walking Strategy" street
closure

natural habitat lost by development;

- Introducing permeable surfaces, where possible, to enable rainwater infiltration and reduce loads on storm/sewer systems;
- Integrating research initiatives to increase sustainability on campus as part of the greater Toronto ecosystem.

Infrastructure

- Maintaining and updating the *University of Toronto Infrastructure Plan*;
- Maintaining and updating plan for addressing deferred maintenance utilizing the Facility Condition Assessment Program (FCAP) for existing campus structures.

Sustainability

- Seeking to implement an Energy Plan for the St. George Campus;
- Exploring the development of a revolving loan fund to support sustainability projects.

Heritage

- Seeking to maintain integrity of heritage structures and landscapes through careful deferred maintenance review and allocation of funds.

Accessibility

- Reviewing and updating the University of Toronto accessibility standards to align or improve upon municipal and provincial standards and guidelines;
- Maintaining inventory of accessibility in the physical campus environment;
- Seeking to improve accessibility within existing buildings and landscapes by carefully establishing priorities for the allocation of funds.

Housing

- Maintaining quality housing options on the St. George campus to accommodate the range of student and faculty population.

Personal Safety and Security

- Maintaining strict design standards and guidelines for new construction, existing facilities and grounds to ensure safe, secure buildings and open spaces across campus.

Parking

- Working with the City to reduce parking on the St. George Campus supporting the City's auto-minimization policy through the introduction of alternate means of transportation to the community;
- Continuing to increase bicycle infrastructure to accommodate the increasing cycling demand on campus.



Hart House circle during orientation week



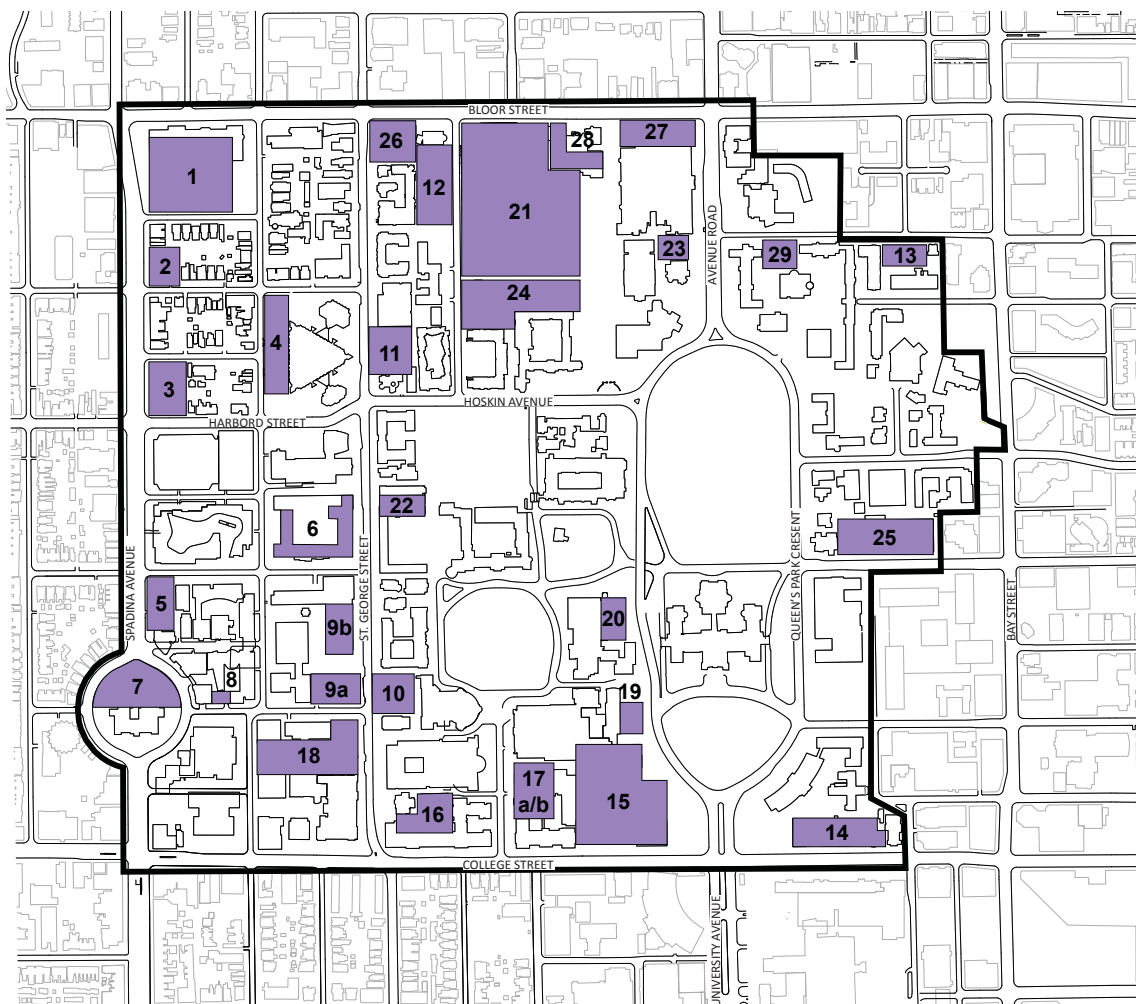
Southwest campus streetscape includes on-street parking and narrow sidewalks.



CCBR atrium encloses the east facade of the Rosebrugh building

Sites and Sectors

The 2011 *St. George Campus Master Plan* includes detailed proposals for selective re-zoning that would almost double the development capacity of existing permissions (displayed below) while maintaining a high quality campus environment.



University of Toronto Area Secondary Plan (1997)

1997 Approved Development Sites

(under UofT ownership):

- Site 1 (371 Bloor Street West)
- Site 2 (50 Sussex Avenue)
- Site 3 (631-651 Spadina Avenue)
- Site 4 (369 Huron Street)
- Site 5 (578-581 Spadina Ave)
- Site 6 (100 St. George Street)
- Site 7 (1 Spadina Crescent)
- Site 8 (22 Russell Street)
- Site 9a/b (50-80 St. George Street)
- Site 10 (47-55 St. George Street)
- Site 11 (91-97 St. George Street)
- Site 12 (100 Devonshire Place)
- Site 14 (88-112 College Street)
- Site 15 (8 Taddle Creek Road)
- Site 16 (200 College Street)
- Site 17 a/b (5 King's College Road)
- Site 18 (40 St. George Street)
- Site 19 (12 Queen's Park Crescent West)

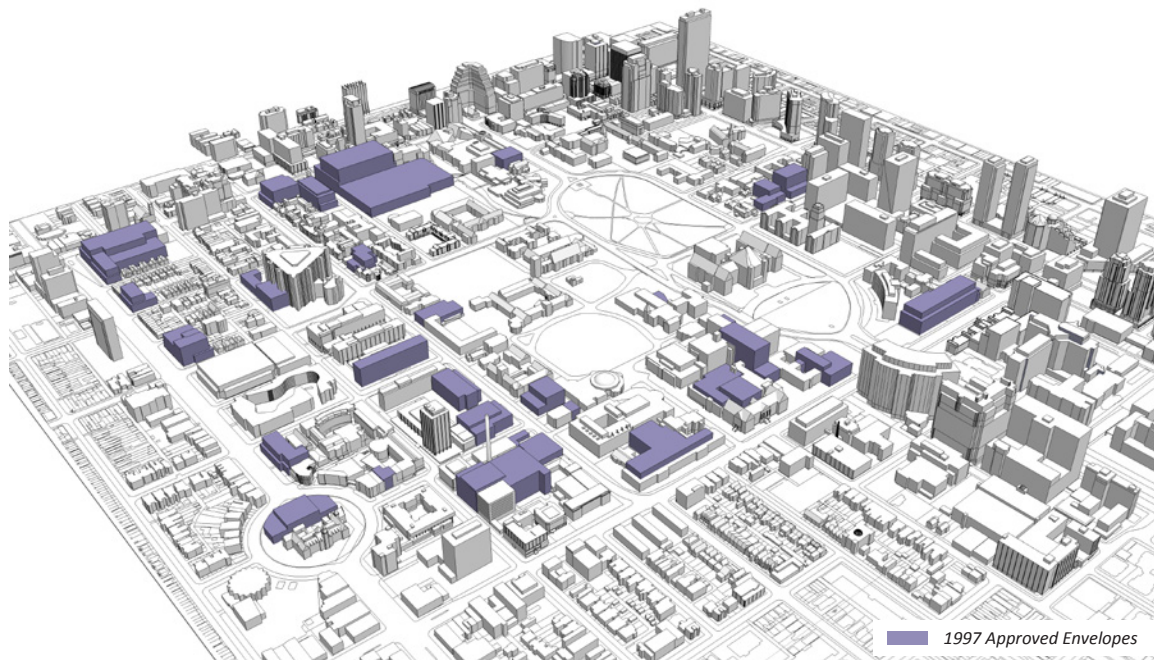
Site 20 (20 Queen's Park Crescent West)

- Site 21 (299 Bloor Street West)
- Site 22 (73 St. George Street)
- Site 25 (74-90 Wellesley Street)
- Site 26 (321 Bloor Street West)

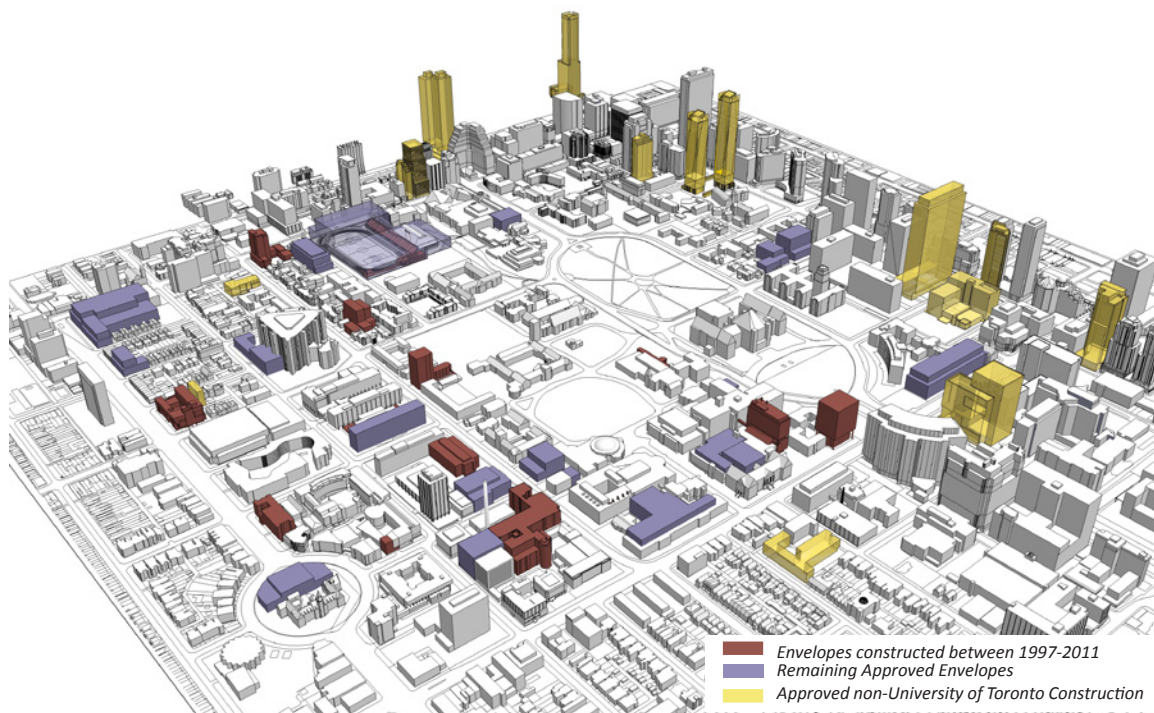
(not under UofT ownership in 1997):

- Site 13 (77 Charles Street West-Victoria University)
- Site 23 (90 Queen's Park Crescent-Royal Ontario Museum)
- Site 24 (6 Hoskins Avenue-Trinity College)
- Site 28 (273 Bloor Street West-Royal Conservatory of Music)
- Site 29 (73 Queen's Park Crescent East-Victoria University)

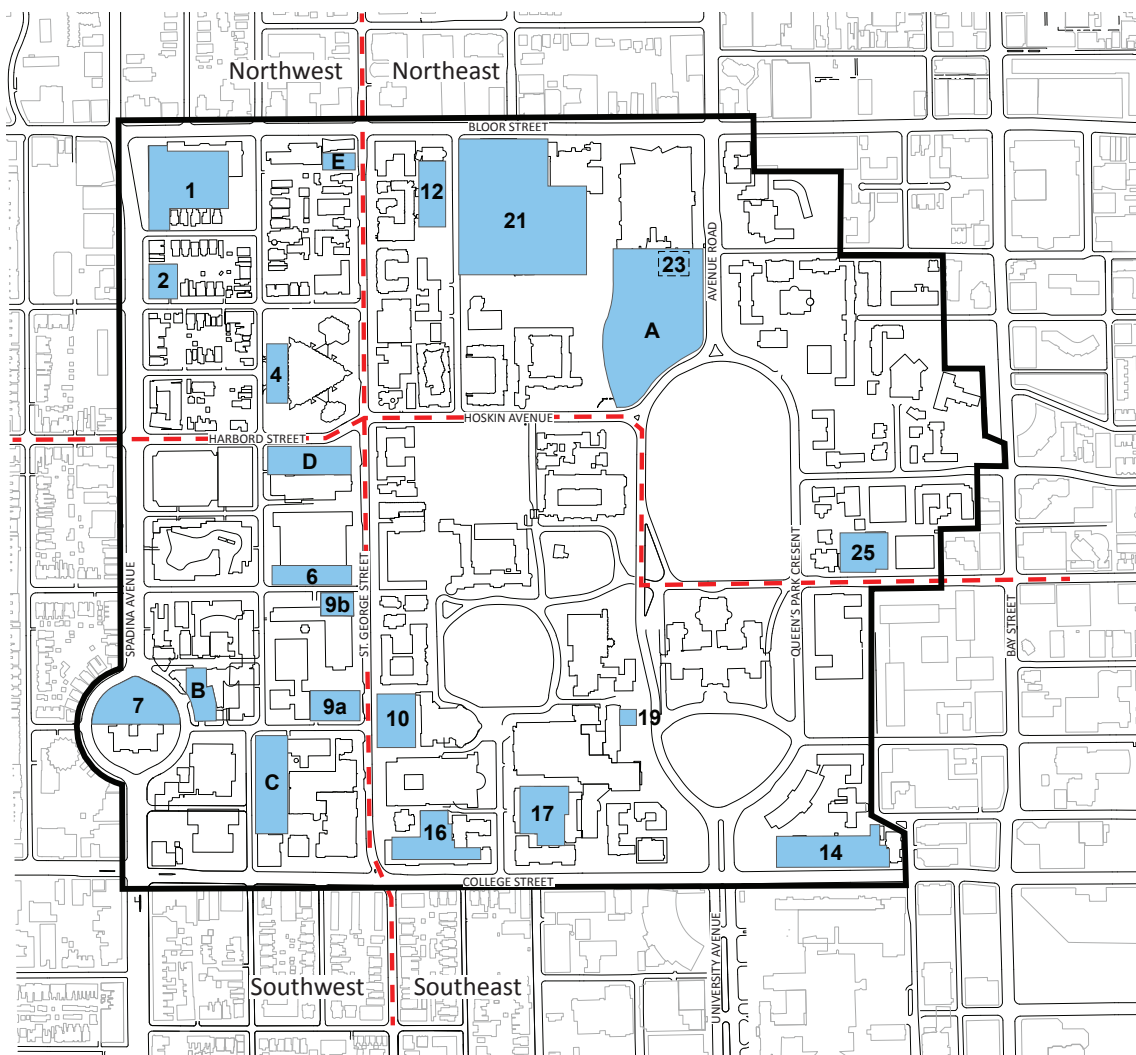
St. George Campus 1997 Approved Development Envelopes



St. George Campus Existing Conditions



St. George Campus: Proposed Development Sites



2011 Proposed Development Sites

Existing Revised Sites

(under UofT ownership):

- Site 1 (371 Bloor Street West)
- Site 2 (50 Sussex Avenue)
- Site 4 (369 Huron Street)
- Site 6 (100 St. George Street)
- Site 7 (1 Spadina Crescent)
- Site 9a/b (50-80 St. George Street)
- Site 10 (47-55 St. George Street)
- Site 12 (100 Devonshire Place)
- Site 14 (88-112 College Street)
- Site 16 (200 College Street)
- Site 17 (5 King's College Road)
- Site 19 (12 Queen's Park Crescent West)
- Site 21 (299 Bloor Street West)
- Site 25 (74-90 Wellesley Street)

New Sites:

(under UofT ownership):

- Site A (Site 23 and 78, 80, 84 Queen's Park Crescent)
- Site B (487,563 Spadina)
- Site C (Former site 18 and 215 Huron St, 19 Russell St.)
- Site D (25 Harbord Street)
- Site E (162 St. George Street)

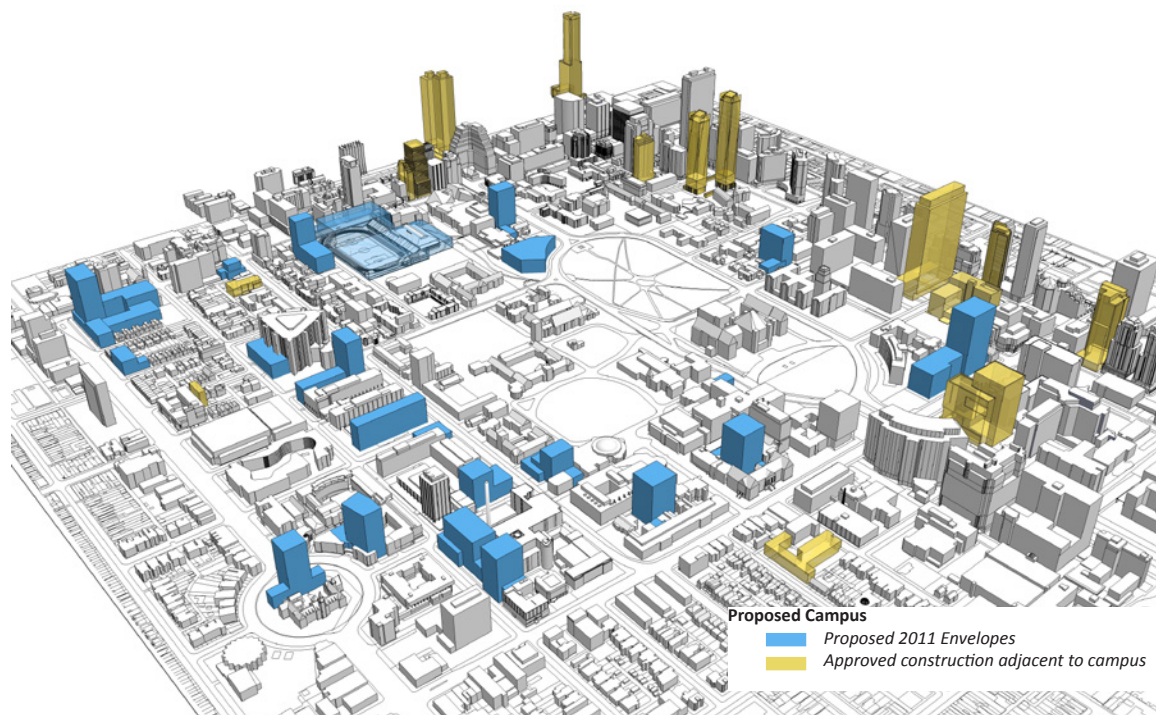


The Plan demonstrates how, on the remaining 14 approved sites as well as on additional sites identified within the precinct, the University's expansion capacity could increase to 524,000 gross square metres (480,000 net new gsm) in the immediate term without requiring additional property.

Re-zoning of proposed campus sites located within the University of Toronto Area boundaries as set out in the Secondary Plan will, once accomplished, permit timely capital expansion to occur without the cost of additional land acquisition.

Planning principles identifying future planning priorities along with the proposed development envelopes contained in this Master Plan provide a road map for the future development of the St. George campus. Massing, positioning and dispersion across campus of development benefits have been carefully considered in relation to context and in support the University's academic objectives into the future.

St. George Campus 2011 Proposed Development Sites



Acknowledgements

The development of the *2011 University of Toronto St. George Campus Master Plan* has benefitted from numerous meetings with members of the University community, local neighborhood residence groups, and City of Toronto staff.

Discussions, which began in January 2010 and continued through the winter term, focused on four sectors of the campus individually: Northeast, Northwest, Southwest, Southeast. Consultation included sessions with groups representing a cross-section of the campus community, as well as adjacent communities represented by the Liaison Committee*. Two meetings were scheduled for each sector, with additional meetings as required. Contributors were also encouraged to provide feedback via email, which allowed them further discussion within their own faculties and organizations.

Since that time, the University's Design Review Committee (DRC)** has further helped to shape the development and content of the document itself, through thought-provoking discussion. Meetings have been held with Dean's individually; and the plan has been distributed to the University President, and Vice-Presidents for comment.

Over the course of this past year, the Office of the Assistant Vice-President Campus and Facilities Planning also met regularly with City of Toronto Planning, Urban Design and Heritage Preservation Services staff to discuss proposed revisions to the Secondary Plan for the University of Toronto Area.

2011 Master Plan working group:

Campus and Facilities Planning:

Elizabeth Sisam	Assistant Vice-President
Gail Milgrom	Managing Director
Jennifer Adams Pepper	Senior Planner
Sarah Birtles	Planner
Lisa Neidrauer	Planner
Alan Webb	Planner
Brian Greguol	Intern

Design Review Committee:

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Paul Donoghue	Elizabeth Sisam (Chair)
Meric Gertler	Richard Sommer
Gail Milgrom	Olivier Sorin
Elyse Parker	Ron Soskolne
Arthur Ripstein	John Switzer
Nadeem Shabbar	

* *The Liaison Committee co-chaired by the Councillor for Ward 5 and the Assistant Vice-President Campus and Facilities Planning, University of Toronto, serves two purposes: 1. To provide a forum where the University of Toronto, the City of Toronto, and Residents of Neighbourhoods in the vicinity of the University can exchange information, exchange views, and discuss matters of concern to members.*

2. *To advise, and where there is consensus, make recommendations to the relevant City Committees, Resident Association Executives and the University Governing Council on matters referred to the Committee for discussion.*

** *The Design Review Committee (DRC) advises the President via the Assistant Vice-President Campus & Facilities Planning, on campus built form. The interests of the Committee are to ensure a high level of design excellence in buildings and their surroundings, and that campus planning issues are addressed through individual capital projects. The membership of the Committee represents a coalition of design expertise, University governance, campus planners/operations and services, and representation of the three campuses.*

Conclusions and Next Steps

Liaison Committee:

Andrew Baines	Annex Residents' Association
Robert Brown	Annex Residents' Association
Helen Coombs	City Planner, City of Toronto (<i>is Marian Prejel listed as Helen's replacement on the Committee?</i>)
Sue Dexter	Huron Sussex Residents' Organization
Dale Duncan	Constituency Assistant, Councillor Vaughan's Office, City of Toronto
Tony Flynn	Royal Conservatory of Music
Mike LeSage	Government, Institutional and Community Relations, U of T
Jack Lohnes	Baldwin Village Residents' Association
Julie Mathien	Huron Sussex Residents' Organization
Brian McCrady	Associate VP, Capital Development and Facilities, Royal Ontario Museum
Tim McTiernan	Assistant VP, Government, Institutional and Community Relations, UofT
David Powell	Huron Sussex Residents' Organization
Geoff Seaborne	Bursar, Trinity College, U of T
Nadeem Shabbar	Chief Real Estate Officer, U of T
Gus Sinclair	Harbord Village Residents' Association
Peter Thomas	Royal Conservatory of Music
Adam Vaughan	City Councillor, Ward 20 – Trinity Spadina
Greg West	Finance and Services Commissioner, Graduate Students Union, U of T

In consultation with:

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Bruce Dodds	Director, Utilities and Building, Operations Facilities & Services
Attila Keszei	Manager, Sustainability Initiatives, Facilities & Services
Anne Macdonald	Director, Ancillary Services
Beth Savan	Sustainability Director, Sustainability Office, Facilities & Services
Nadeem Shabbar	Chief Real Estate Officer, Real Estate Office
Ron Swail	Assistant Vice-President, Facilities & Services
Stan Szwagiel	Manager, Grounds Services, Facilities & Services
Ashley Taylor	Sustainability Coordinator, Sustainability Office, Facilities & Services

Northwest Sector

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Gloria Cuneo	Building Operations Manager, Ancillary Services, Student Family Housing
Joe Desloges	Principal, Woodsworth College
Mary Graham	Registrar, Massey College
Rosanne Lopers Sweetman	Chief Administrative Officer, Faculty of Physical Education & Health
Russell Hartenberger	Dean, Faculty of Music
Kevin Howey	Assistant Dean, Operations, Faculty of Music
Peter Pauly	Vice-Dean, Rotman School of Management
Geoff Seaborn	Bursar, Trinity College
Janice Stein	Director, Munk Centre
Kathy Tam	Chief Administrative Officer, Faculty of Law

Northwest Sector

Marilynn Booth	Director, School of Continuing Studies
Brian Coates	Chief Administrative Officer, College
Adrienne De Francesco	Assistant Dean and Director of the Office of Infrastructure Planning, Faculty of Arts & Science
Fran Dobbin	Director, Family Programs and Services, Human Resources and Equity
Jason MacIntyre	Dean of Residence, Graduate House, Student Life
Carol Moore	Chief Librarian, University of Toronto Library
Joe Weinberg	Chief Administrative Officer, OISE
Blair Wheaton	Professor, Department of Sociology

Southwest Sector

Robert Baker	Vice-Dean, Research and Graduate Programs, Faculty of Arts & Science
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Bruce Kidd	Dean, Faculty of Physical Education & Health

Rosanne Lopers Sweetman	Chief Administrative Officer, Faculty of Physical Education & Health
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Robert Morris	Faculty, Department of Chemistry
Stephen Morris	Faculty, Department of Physics
Larry Norris	Manager, Workshop and Building Services, Daniels Faculty of Architecture, Landscape & Design
Terry Rubenstein	Chief Administrative Officer, Student Life
Barry Sampson	Faculty, Daniels Faculty of Architecture, Landscape & Design
Richard Sommer	Dean, Daniels Faculty of Architecture, Landscape & Design
Ron Venter	Faculty of Applied Science & Engineering

Southeast Sector

Ray DeSouza	Bursar, Victoria College
Catherine Gagne	Chief Administrative Officer, Faculty of Applied Science & Engineering
Chris Lea	Manager, Facilities Management, Hart House
Jim Linley	Chief Administrative Officer, University College
Henry Mann	Dean, Faculty of Pharmacy
Tim McTiernan	Assistant Vice-President, Government, Institutional & Community Relations
Steve Miszuk	Director, Planning and Infrastructure, Faculty of Applied Science & Engineering
Carole Moore	Chief Librarian, University of Toronto Library
Shirley Roll	Director, Facilities Management and Space Planning, Faculty of Medicine
Beth Savan	Sustainability Director, Sustainability Office, Facilities & Services
Catharine Whiteside	Dean, Faculty of Medicine

The 2011 Master Plan was written and prepared by the Office of the Assistant Vice-President Campus and Facilities Planning.

