St. George Campus Master Plan

UNIVERSITY OF TORONTO

Campus and Facilities Planning
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TORONTO

University of Toronto
Campus & Facilities Planning
12 Queen's Park Crescent West, 4th Floor
Toronto, Ontario, Canada
M5S 1S8

Foreword

In 1994, the University embarked on the development of an ambitious master plan to rezone the St. George campus. That plan provided as-of-right permissions to construct new facilities within development envelopes in the University precinct. The resulting Secondary Plan for the University of Toronto Area was approved by the City in 1997, and was unanimously supported by the local residents associations and City councillors. While providing a long-range view to campus expansion, it provided the assurance required by the University to facilitate applications for capital grant funding in the context of associated time constraints.

The success of the 1994 Master Plan for the St. George campus has enabled the most recent and most transforming capital expansion to occur. Since 1997, more than 290,000 gross square metres of facilities have been constructed, purchased or renovated in a relatively short period of time, increasing the inventory of the St. George campus by approximately 28%. Furthermore, the interior and exterior campus environments have dramatically improved reflecting new standards of excellence in the built environment. This effort has been recognized by numerous national and international awards for planning and design.

Now more than a decade later, the University is approaching a new period of capital renewal and growth. Key tenets expressed in University of Toronto's *Towards 2030* vision document include enriching the student experience, building upon academic programs and research opportunities, and extending and enhancing the infrastructure and resource base of the University. The document explores a range of enrolment strategies for the St. George campus that includes reductions in the number of undergraduate students, balanced somewhat by increases in the number of graduate students, and a significant improvement in the University's currently high student-to-faculty ratio. To support this vision, modified existing and new infrastructure will be required.

Opportunities exist on University land within the University precinct for expansion to meet projected needs for the next 15-20 years through balanced intensification of the remaining development sites, identification of new sites, and strategic renewal of existing facilities. In the longer term however, planning to meet future growth requirements for the St. George Campus must include consideration of growth beyond the current University boundaries.

The 2011 St. George Campus Master Plan provides a careful evaluation and review of the campus as a whole, and identifies the potential of individual development sites within four defined quadrants. The Plan puts forward proposals for selective re-zoning that would almost double the development capacity of the existing permissions while maintaining a high quality campus environment. On the remaining 14 approved sites and additional sites 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; thus permitting timely capital expansion to occur without adding the cost of land acquisition.

Responding to strategies outlined in the City's Official Plan and to development in the adjacent neighbourhoods, proposed zoning envelopes follow stated planning principles and guidelines, including campus planning principles outlined in this master plan. Campus planning principles and proposed envelopes combined provide a road map for future development while promoting a strong community/city interface and lively activities along the edges of the precinct. Massing, positioning and dispersion across campus of development have been carefully considered in relation to context and in support of the City's Official Plan and the University's academic objectives.

St. George Campus

Framework

> The University of Toronto is committed to being an internationally significant research university, with undergraduate, graduate and professional programs of excellent quality.
>
> Mission, Statement of Institutional Purpose, University of Toronto, Governing Council

The 2011 St. George Campus Master Plan provides a roadmap for future development that is consistent with City strategies and sensitive to contextual relationships. It identifies development potential within its defined boundaries, while building on its strengths that draw from a historic campus core, high quality buildings and open spaces connected through a pedestrian friendly walkable environment.

To achieve the University's stated mission and continue to build on its strengths, long term planning must include consideration of several key factors:

1. University needs, determined by evaluating space requirements for academic programs (capital plan);
2. opportunities for facility renewal, addressing deferred maintenance, repurposing and infrastructure (facilities assessment);
3. existing and potential site capacity on university owned property (including existing and future facilities, building type, size, relationship to circulation patterns, landscape and historical designation) necessary to address the central concerns of the University, its instructional and research objectives, while preserving and building a sense of community (master plan);
4. funding parameters (available funding and borrowing); and
5. opportunities for acquisition and divestment of real estate, and mechanisms for development (real estate strategy).

Capital Plans

In order to effectively deliver quality education to students, and provide a rich environment conducive to research, today and into the future, the University must maintain state-of-the-art facilities. To do so, the University relies on prudent management of capital assets. The current replacement value of facilities on the St. George campus alone exceeds $3 billion.

Capital plans arise out of the multi-year academic planning process, with priorities relating to academic needs and responding to external factors such as programs that support infrastructure, and to funding opportunities through federal and provincial programs. The most recent Capital Plan, approved in January 2006, targeted renovations and renewal to optimize the use of existing University facilities. Division heads were asked to review their academic plans and priorities, to submit new projects, and to confirm those that remained in early planning stages as necessary to meet their academic needs. This enabled scheduling of priority projects for deferred maintenance to harmonize with those of the Capital Plan. The University continues to review capital priorities related to academic planning and in response to provincial needs.

Master Plans

The term 'campus plan' or 'master plan' is broadly used and as such subject to broad definition. These plans have in many different ways indicated the location of existing and future facilities, building type, size, circulation patterns, landscape, historical designation and in some cases also include general design standards. The plans often also have additional supporting detailed plans, such as in the case of this University, the Open

Space Master Plan. They inform strategy regarding the placement of specific facilities from time-to-time, as well as the acquisition and disposition of property over the long term. As such, they must reflect the central concerns of the University, its instructional and research objectives, and sense of community.

Campus master plans have failed as often as they have succeeded. Failure often results from poor integration with municipal planning, unrealistic assumptions about resources available for development, insufficient attention to issues around implementation and feasibility, and inflexibility with respect to changing environments.

Successful master plans:

- are realistic and responsibly related to available resources;
- are based on clear principles and objectives reflecting the institution and community of which they are a part;
- are flexible, and offer alternate approaches for the development of sites and realizing building programs;
- do not specify detailed building programs or designs, but do specify goals for the character of buildings and open spaces;
- are well-coordinated with municipal priorities and directions, with support of the local community; and
- are accessible to decision-makers at all levels, who may impact the implementation of the plan.

The most recent campus master plans to have been formally approved were for the St. George Campus in 1994 (and accepted by the City of Toronto in 1997), and Mississauga and Scarborough campuses in 2000. The Principles put forward in these plans have effectively guided the University in planning its facilities and grounds. As a result, throughout the last 15 years of significant expansion, the University has demonstrated leadership though construction of well planned and designed buildings that enhance the campus environment.

This Master Plan goes beyond identifying individual building sites, by providing updated Planning Principles and a current assessment of the campus and opportunities related to the following:

1. Circulation
2. Open Space
3. Environment
4. Sustainability
5. Infrastructure
6. Heritage
7. Accessibility
8. Housing
9. Personal Safety and Security
10. Parking

Detailed discussion under these topics can be found under Opportunities & Challenges, providing background and impetus for the Master Plan, and giving context to proposed development.

At the core of the campus master planning process is an important question – how much space does the University of Toronto St. George Campus need, now and in the foreseeable future. The Council of Ontario Universities (COU) space guidelines (also known as the Building Blocks space standards) are the benchmarks routinely used within the Ontario university system to determine space requirements at a campus level. These guidelines are particularly well suited for campus master planning exercises as they take a holistic approach to a wide range of campus needs, from classrooms to offices, from library space to food services and they have been used to inform the planning process at the University of Toronto.

Existing Facilities at the St. George Campus, Federated Colleges and Associated Off-Campus Space

At the time of writing this Master Plan there is one major building under construction on the St. George campus – the new Rotman School of Management Building. When it is complete and fully occupied in the summer of 2012 there will be approximately 1,388,000 gross square metres of facilities at the St. George campus. This building, along with several others, built or purchased, represent a 25% increase in space in the last decade on the St. George campus – classrooms, laboratories, offices and residences.

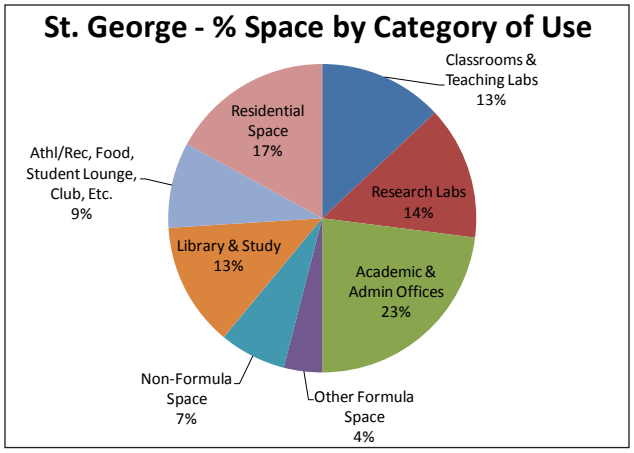


Table 1

Assignable space, that is, space which can be assigned to an occupant or to a specific use, represents about 53% (735,000 sq.m.) of the total space; the remaining areas are corridors, mechanical spaces, public washrooms, parking garages, structural areas, etc. Table 1 displays the assignable space for the St. George campus grouped using the COU space classification scheme.

Required Facilities at St. George Campus

COU space formulae and guidelines apply to 75% of the assignable space. About 550,000 square metres fall within categories of use where input measures, serving as proxies for space demand, and space utilization factors, comprising assumptions regarding target use and size of facilities, have been developed to generate a space requirement for like types of spaces. The remaining non-formula areas are primarily in student residences, spaces within the clinical sciences in the Faculty of Medicine, non-institutional groups like Massey College, the Fields Institute, University of Toronto Schools, and commercial enterprises occupying university space. Also included in this category are spaces which are currently inactive and would require significant renovations to become useable.

Although an array of input measures are used in calculating space requirements (including numbers of Full Time Equivalent (FTE) academic and non-academic staff, laboratory contact hours, and equivalent volumes counts) the key input measure that affects space requirements is the number of FTE students. The number of students on the St. George campus has increased by about 32% in the last ten years, from approximately 37,000 FTE in 2001/02 to approximately 48,600 FTE in the fall of 2010. The current projection for 2015/16 is for FTE to rise only slightly more to 49,600 with the ratio of graduate students increasing by 1%.

In addition to the overall number of FTE students, the particular mix on a campus of undergraduate and graduate students, of arts and science programs and professional

Note: The University of Toronto defines: Net Assignable Square Metres (nasm) as the sum of all areas on all floors of the building assigned to, or available for assignment to, an occupant, including every type of space functionality used by an occupant; and Gross Area Square Metres (gsm) as the sum of all floor areas included within the outside faces of exterior walls, which have floor surfaces. Typically, each nasm requires approximately two square metres of gross building area.

faculties, and the intensity of research activity each have a strong impact on space needs and the COU space calculations. To accommodate the students on St. George campus, historically over the last decade, an allocation of between 14.8 nasm and 15.4 nasm per FTE student has been generated by the COU space standards. The larger number represents a time when the ratio of faculty (who generate offices and research space) to students was higher. Overall, these ratios could increase somewhat in the future as a result of growth in the percentage of graduate students on campus.

Although the Ontario system has generally been in a range of 11.9 to 12.5 nasm required per FTE student the St. George campus, with its mix of professional faculties, large numbers of graduate students and intensive research focus, is somewhat higher than the system average.

In spite of the 25% increase over the last decade, the physical resources on the St. George campus have not kept pace, in terms of the COU standards, with the increase in the student population. Prior to recent enrolment growth the St. George campus had met the COU standard but by 2007/08, the last year for which an Inventory of Physical Facilities submission was made to the COU, formula space per FTE student had fallen to 11.8 nasm per FTE student (80% of the standard). This is projected to further drop to 11.1 nasm per student (75% of COU) by the time the new Management building opens if there is no further construction or acquisition of facilities, and if spaces currently inactive do not undergo significant renovations.

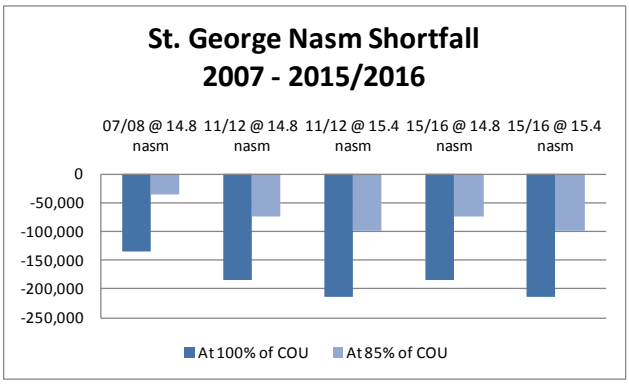


Table 2

Table 2 shows the impact, over time, of various growth scenarios. The modeling in the table uses projected enrolment numbers for 2011/12 and 2015/16, and both ends of the historical range of the COU space standard – 14.8 nasm and 15.4 nasm per FTE student. Finally, the requirement for space has been calculated at both 100% of the COU guidelines and at 85%, a target that the University of Toronto perceives as feasible.

The 2007/08 (with about 45,000 FTE) shortfall range of 35,000 nasm to 135,000 nasm will increase to 74,000 to 200,000 nasm for 2015/16 (49,600 FTE) when the new buildings are open using a range of nasm per FTE student ratio of 8.6 nasm to 9.4 nasm and calculated both at 85% and 100% of COU. A rough conversion from nasm (net assignable square metres) to gross building area would require doubling those numbers.

Looking further into the future, projections have been made to 2030. In the fall of 2008, a long term strategic planning document *Towards 2030* was submitted to the University's governance cycle and addressed the future of the University of Toronto in the coming two decades. The document explored a range of enrolment strategies for the St. George campus that included reductions in the number of undergraduate students balanced somewhat by increases in the number of graduate students. The strategies also include a significant improvement in the University's currently high student-to-faculty ratio with an increase in the number of full-time faculty. While these scenarios were developed for exploratory purposes, the actual outcome will depend on the level of resources available to the University. The impact on the available physical resources of St. George could be substantial.

For the chart displayed on the next page a projected 2030 student FTE of around 50,000 was used with a graduate student component of 35%. To better understand the impact of an increased ratio of graduate students, a third space factor of 16 nasm per student has been modeled to reflect their need for office and research space. It should be noted that the decrease in total numbers of undergraduate students has the opposite effect on the requirements for study space, food services, athletics spaces, classrooms and undergraduate laboratories.

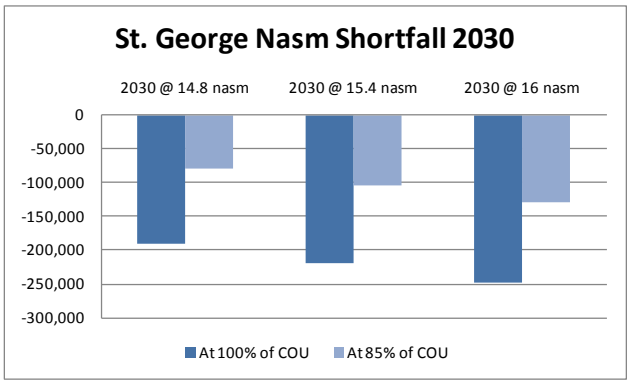


Table 3

In 2030, using an 85% target for the COU space requirements, a shortfall of 80,000 nasm to 130,000 nasm is indicated; and it is likely that the relative increase in graduate students would require significant repurposing of facilities to convert spaces used for undergraduate functions to graduate and faculty functions. With a target of 100% COU the shortfall could range between 190,000 to 250,000 nasm (see Table 3). Again, each nasm requires approximately two square metres of gross building area.

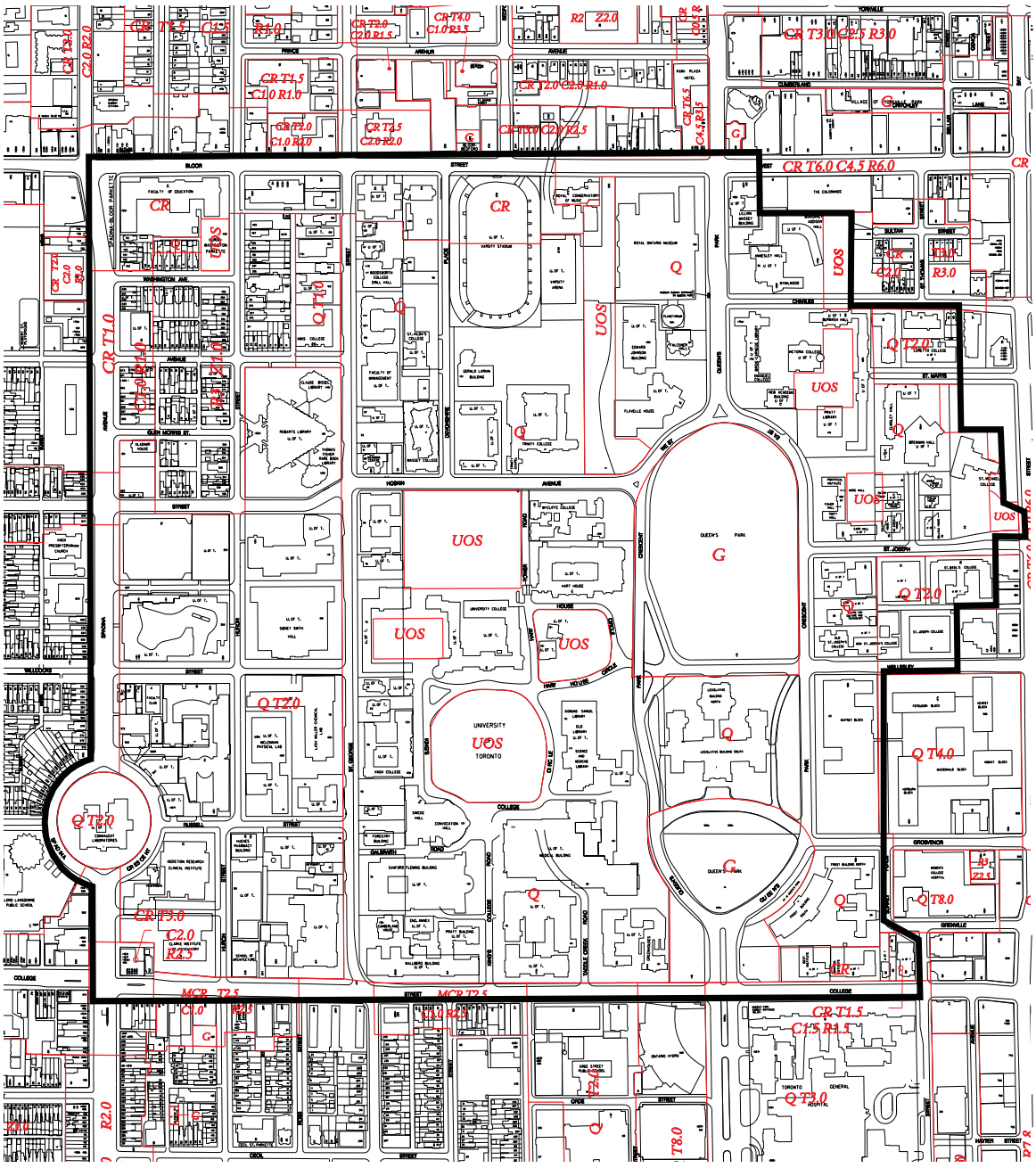
While the COU space guidelines are well suited for campus master planning exercises, they have some significant drawbacks. For example, the COU identifies space requirements in terms of quantity but does not measure the physical condition of existing space or the impact of age and deferred maintenance on a space's ability to function properly, nor the functionality of a space for the activity housed within it.

On the St. George campus approximately 595,000 nasm, or 81% of building facilities are at least 30 years old. This benchmark incorporates several important factors: aging infrastructure; a level of deferred maintenance; and energy requirements that are changing with increased use of technology. Clearly, consideration of the adequacy of the University's physical resources, buildings and facilities depends not only on the amount of space available but on the condition and design of the space, and the equipment it contains.

The proposed Master Plan targets a combination of new construction, renovations, and renewal to optimize the use of the University's existing facilities. In addition to new state-of-the-art facilities that can best be provided by new construction, some existing buildings require renovation or repurposing to meet new and emerging programmatic needs, and to comply with statutory requirements such as code compliance, environmental health, safety and accessibility.

Zoning Context

The University of Toronto Area is defined by a boundary set out in the City of Toronto Part II Plan and includes land not owned by the University. Zoning within the precsribed area is governed not by traditional zoning regulations that determine like uses, height limits and density over an area, but rather through the site-by-site application of development envelopes that include height limits, set-back and step-back requirements and other described parameters within which a building may be constructed as-of-right. Outside the University of Toronto Area boundary, traditional zoning regulations apply.



City of Toronto Zoning Map for the University of Toronto precinct and surrounding area

University of Toronto Area as defined by the Part II Plan

Campus Planning in the University Precinct

Of the initial 23 development sites identified on the St. George Campus in the 1994 Master Plan, 14 remain available for new development. In addition, further opportunities for expansion, by means of balanced intensification, infill, and strategic renewal, exist within the University precinct on University land.

Existing and approved zoning envelopes on the 14 remaining development sites would permit approximately 277,000 gsm (214,000 net new gsm) facilities to be constructed. The re-zonings proposed in this document for those sites as well as certain additional infill sites would increase the capacity of the campus in the immediate term to 524,000 gsm (480,000 net new gsm) without requiring additional property. These opportunities will permit timely capital expansion to occur in the immediate and medium term, without adding the cost of land acquisition to the project.

In the longer term however, planning to meet future growth requirements on the St. George Campus must include consideration of growth beyond the current University boundaries.

Process

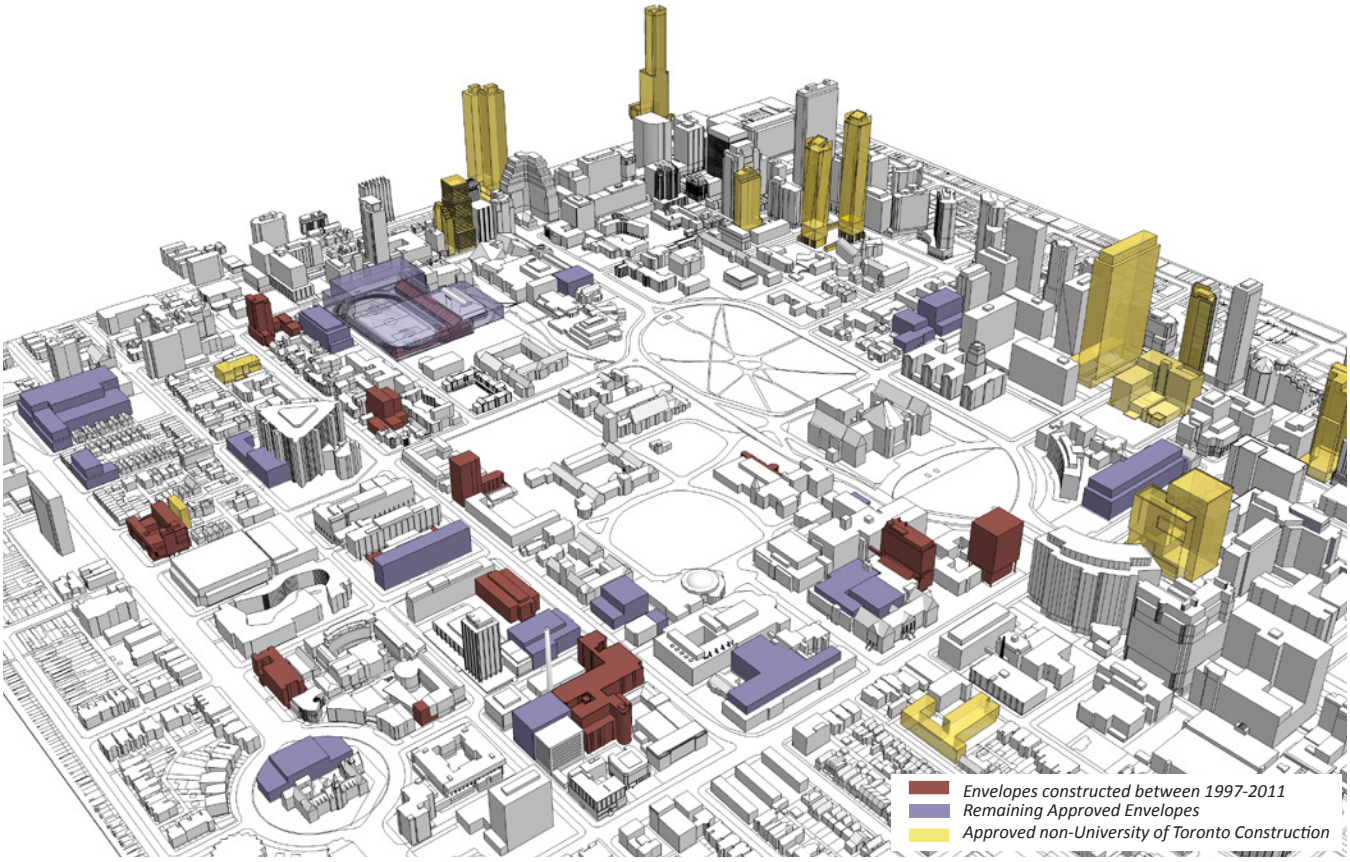
Throughout the last major expansion, to this day, the University has demonstrated leadership in maintaining a high level of excellence in architecture built in combination with memorable open spaces.

University policy requires all planned facilities to undergo considerable deliberation prior to implementation, first reviewing the academic program requirements and determining a detailed space program; then peer review of concept plans by the University's Design Review Committee (DRC); and discussion with the City of Toronto Planning staff for the St. George campus. Review by these bodies serves to ensure excellence in design and compliance with the overaching Principles of the Master Plan. Such development makes a significant contribution to branding the University as a place of excellence. The Master Plan, and checks and balances that follow, offer balance between quantity and quality, while facilitating the University's primary goal for necessary physical expansion required to fulfill academic objectives and to address evolving academic needs.

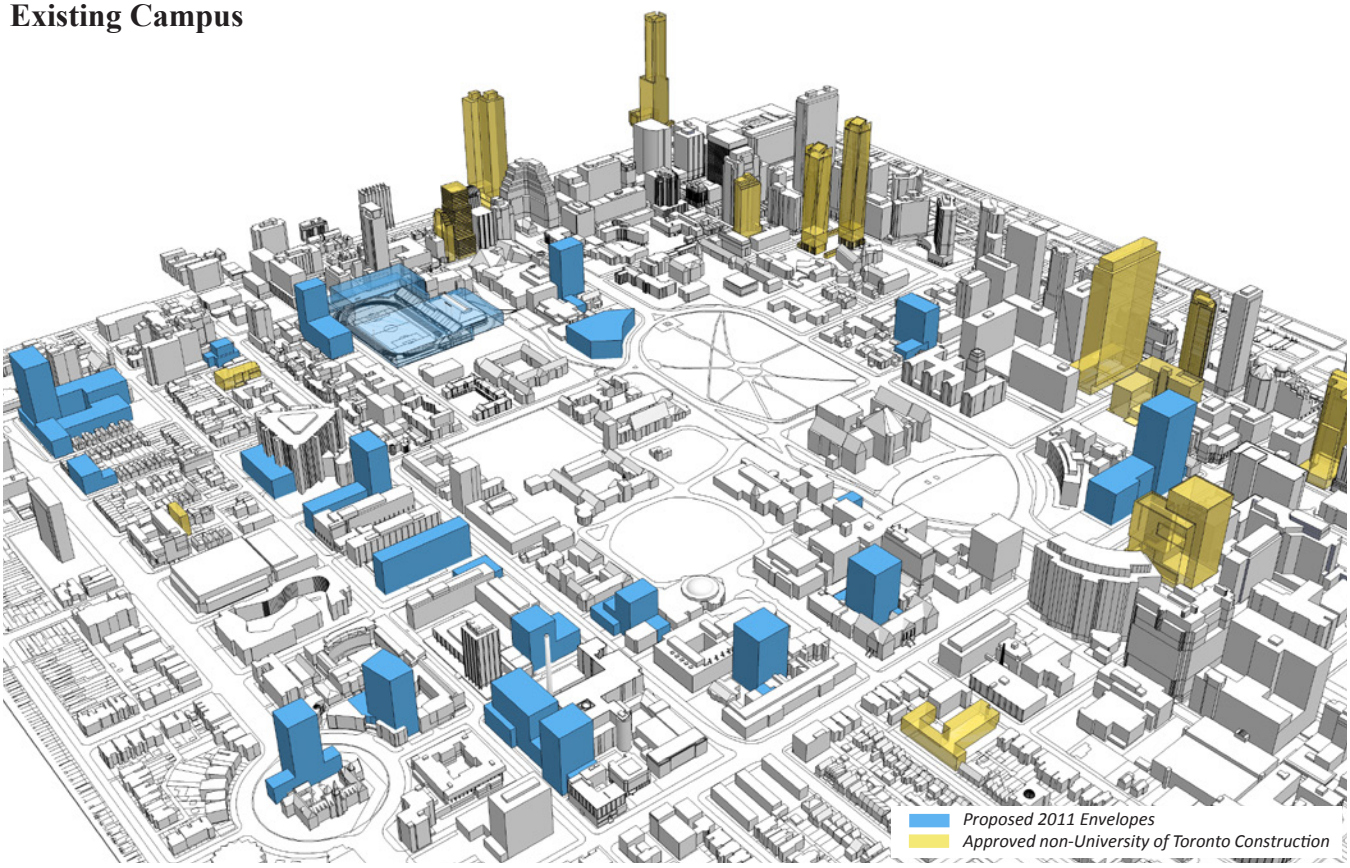
The relationship between the St George Campus and the surrounding city fabric, particularly at its periphery, continues to be an important factor in campus planning, both in terms of University and City policy. Over the course of the past year, the University has engaged in discussions with the internal University community, the external community Liaison Committee and City staff to discuss potential revisions to existing zoning provisions with respect to the remaining development sites; and to review the additional sites that have been identified on the campus for institutional use. In line with existing use permissions, residential, commercial and institutional activities are encouraged to mix along the perimeter of the University precinct. Protection of zoned University Open Space (Philosopher's Walk, the Front Campus and Back Campus) and the addition of new pockets of green space are also encouraged to ensure a balanced approach to development.

Such discussions and planning provisions help ensure that the City and the adjacent community understand the University's requirements for expansion and are comfortable that growth within the university precinct is achievable and complementary to the principles set out in the City's Official Plan, and supportive of proposed secondary plan and by-law revisions.

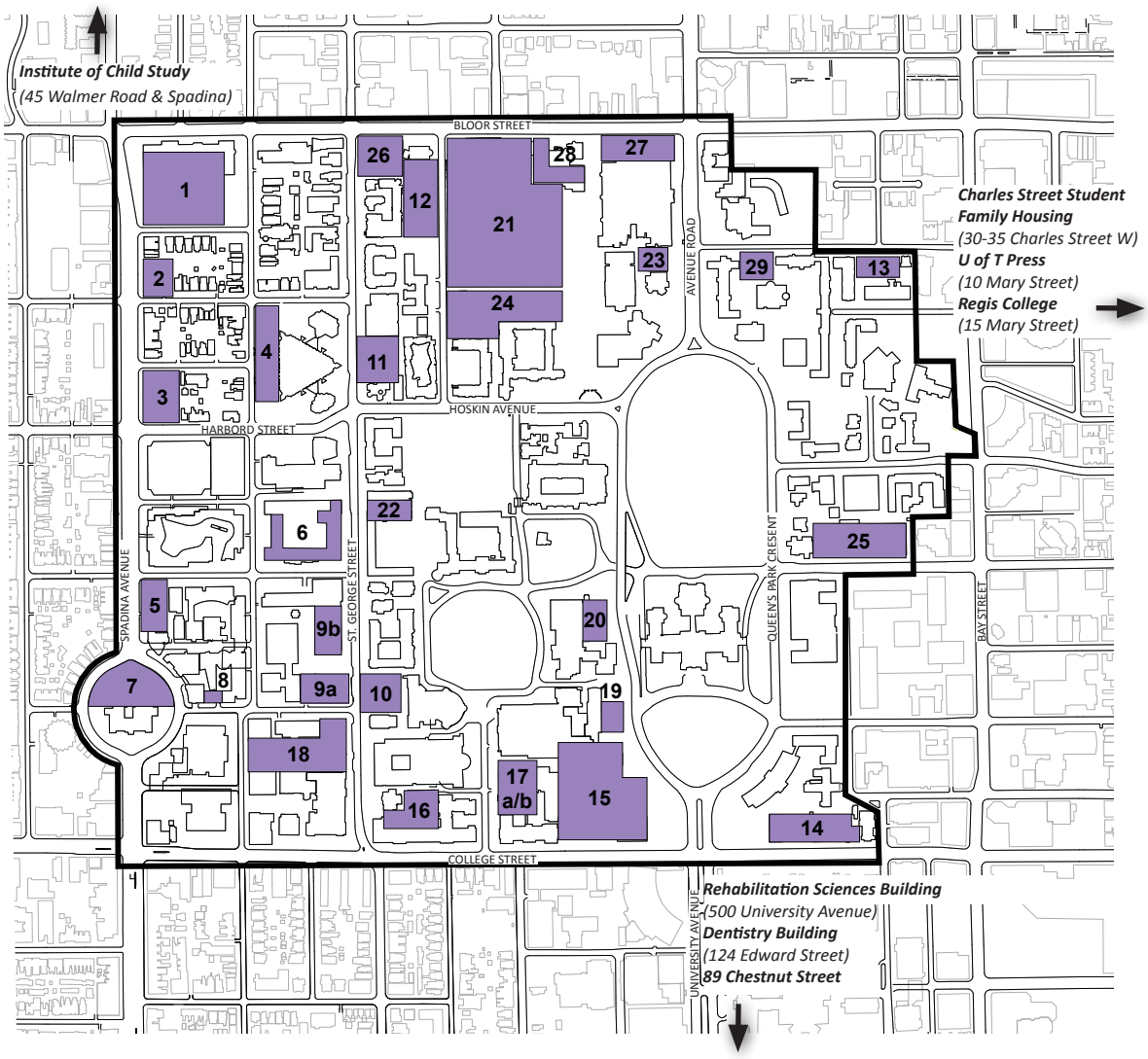
Modern, sound academic infrastructure is the foundation supporting quality educational experiences, growing university enrolment, and the leading edge research undertaken at Ontario's universities. The 2011 St. George Campus Master Plan is intended to create this framework.



Existing Campus



Proposed Campus



Development Sites

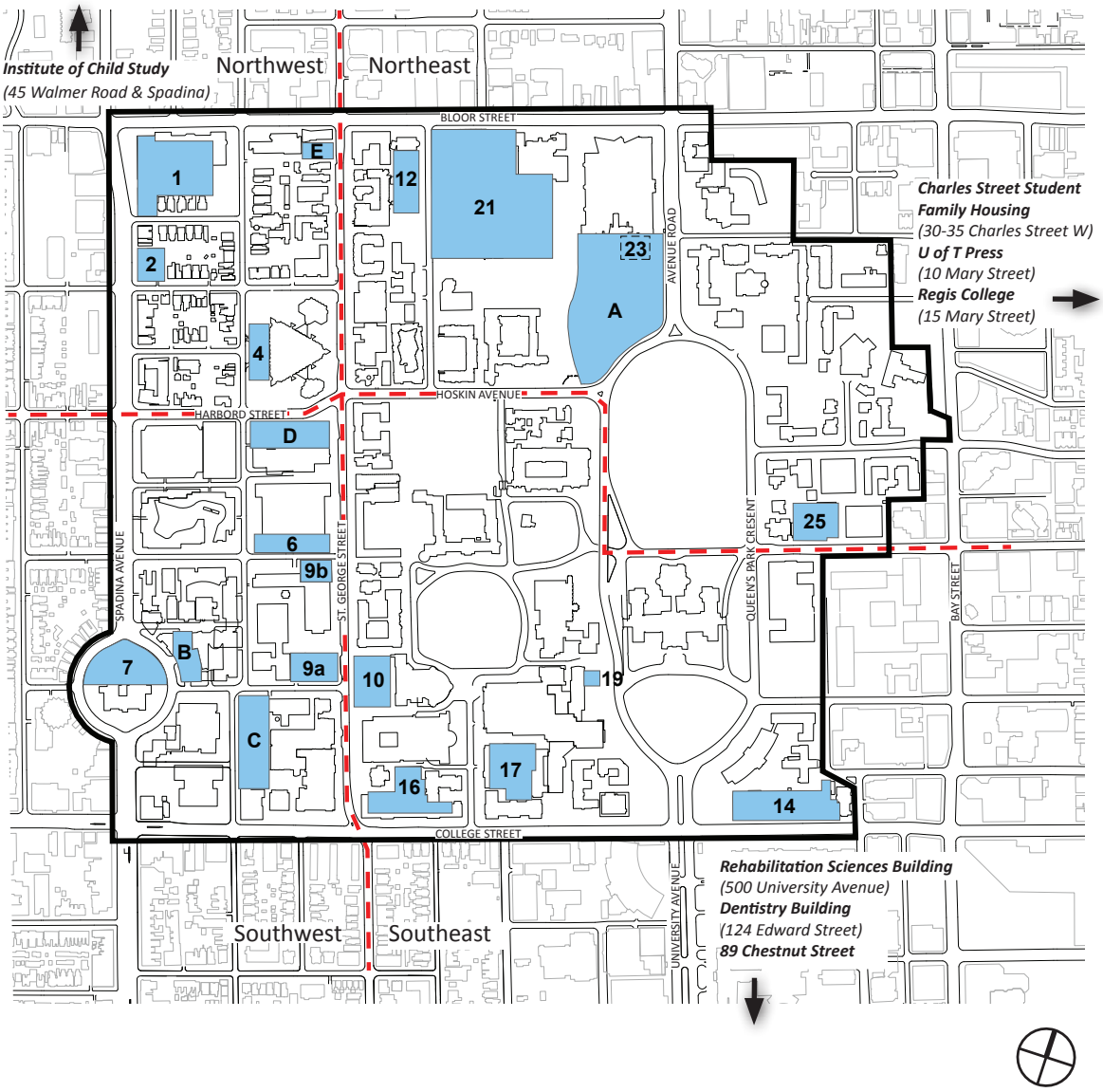
University of Toronto Area Secondary Plan (1997)

Approved development sites under U of T 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 Avenue
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 17a/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

Approved development sites not under U of T 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



University of Toronto Area Proposed Development Sites (2011)

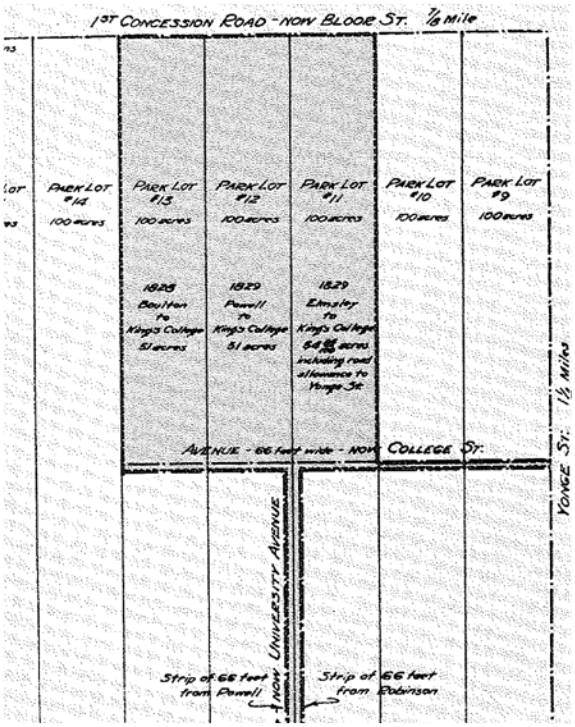
Existing revised sites under U of T ownership:

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, 170 College Street
Site 19	12 Queen's Park Crescent West
Site 21	299 Bloor Street West
Site 25	74-90 Wellesley Street

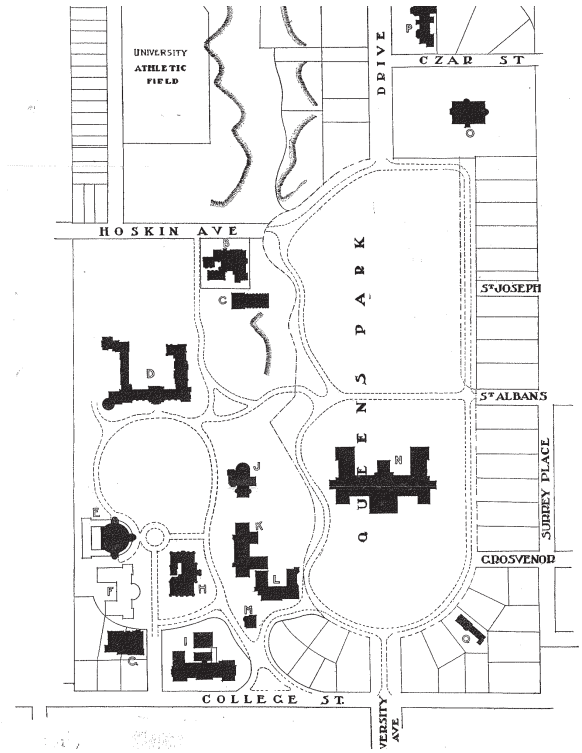
New sites under U of T ownership:

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

Historical Growth of the Campus



Original King's College Property 1828
Source: The University of Toronto: a History, Friedland, Martin. C. 2002, University of Toronto Press Inc.



University of Toronto Plan of Grounds post-1886
Source: The University of Toronto and its Colleges: 1827-1906, University Librarian, University of Toronto.

The historic campus sits on what was the original land grant for King's College. The area consisted of 150 acres of land beyond which lay what was then the town of York. Though obtained in 1828, construction on this land only began in 1842. Not long after, the campus shifted west to accommodate construction of Queen's Park and the provincial legislature building in its current location.

The University of Toronto was officially established as an institution in 1850, followed by the construction of the original University College building beginning in 1856. Many of the 54 University buildings which are listed or designated in the City's inventory of heritage properties date back to those early days of the University.

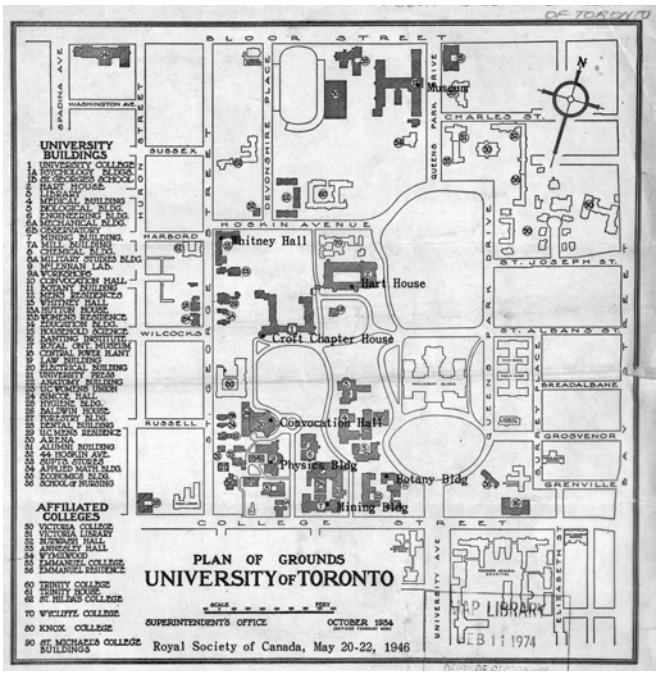
Nearly a century later, the campus needed to contend with rapid population growth and an increase in private automobiles. St. George Street was widened in 1948 in response to higher traffic volumes. Residences along the street were gradually taken over by University use, and in some cases demolished. By 1949, a recommendation was put forth to acquire additional land. At least a doubling of enrolment was predicted for the period between 1955 and 1965 as a result of the post-war baby boom. The west campus, a 33 acre primarily residential area, was designated by government for University use, and expropriated, in 1956.

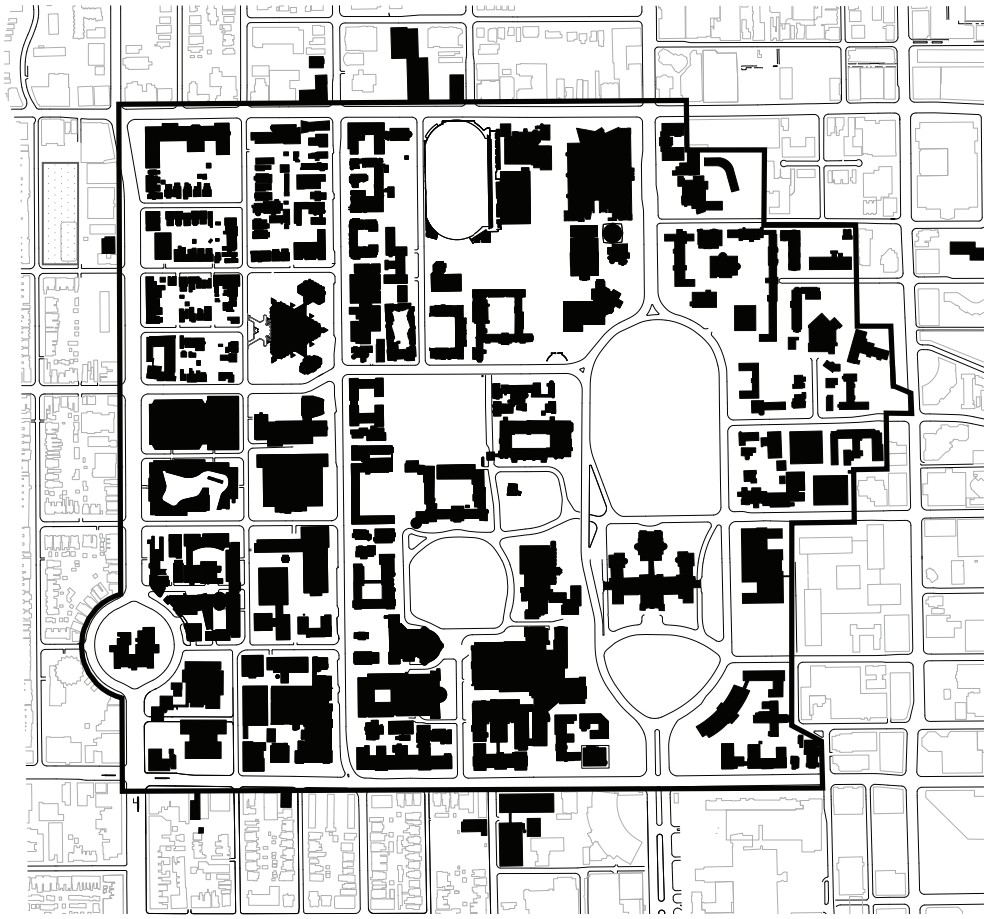
It was in this year that the University Plateau Committee was created to establish directions for development. The resulting report proposed a new west sector that would feel like a campus; one that emphasized a car free environment, and a series of green spaces. The proposal, had it been implemented, would have eliminated Russell, Huron, and Willcocks Streets, and included underground routes proposed for deliveries. Parking would have been accessed from and limited to the length of Spadina, which was at the time slated to become the Spadina Expressway. Pedestrian overpasses were recommended to connect east and west campuses over St. George Street which had become a busy thoroughfare.*

Ultimately, site-by-site development was carried out in response to space demands stemming from rapid growth. The open space concept was abandoned due to cost, and lack of funding. At the time, the St. George campus was

competing for government funding, which favored a number of new campuses in the province, including University of Toronto campuses in Missississauga and Scarborough. Nonetheless, significant new buildings were constructed in this campus sector including the Robarts Library, Ramsay Wright Zoological Labs, Sidney Smith Hall, New College, McClennan Physical Labs and the Athletic Centre, to name a few. The character of the west campus, however, remained one defined by busy streets and city blocks with little open space or coordinated streetscape development.

In more recent times, efforts have been made to tie the east and west sectors together, prioritizing the pedestrian experience, the St. George Street Revitalization being the single most transformative initiative. This project allowed the narrowing of the street through the elimination of driving lanes, and provided paving and landscaping to beautify the campus environment and improve east-west connections.





Above: St. George Campus: Prior to west campus aquisition. Source: University of Toronto Map Library, 1974.

St. George Campus: Present day

Clockwise from top left:

OCAD University
Ontario Legislative Assembly
Royal Ontario Museum
Princess Margaret Hospital

Institutional Context

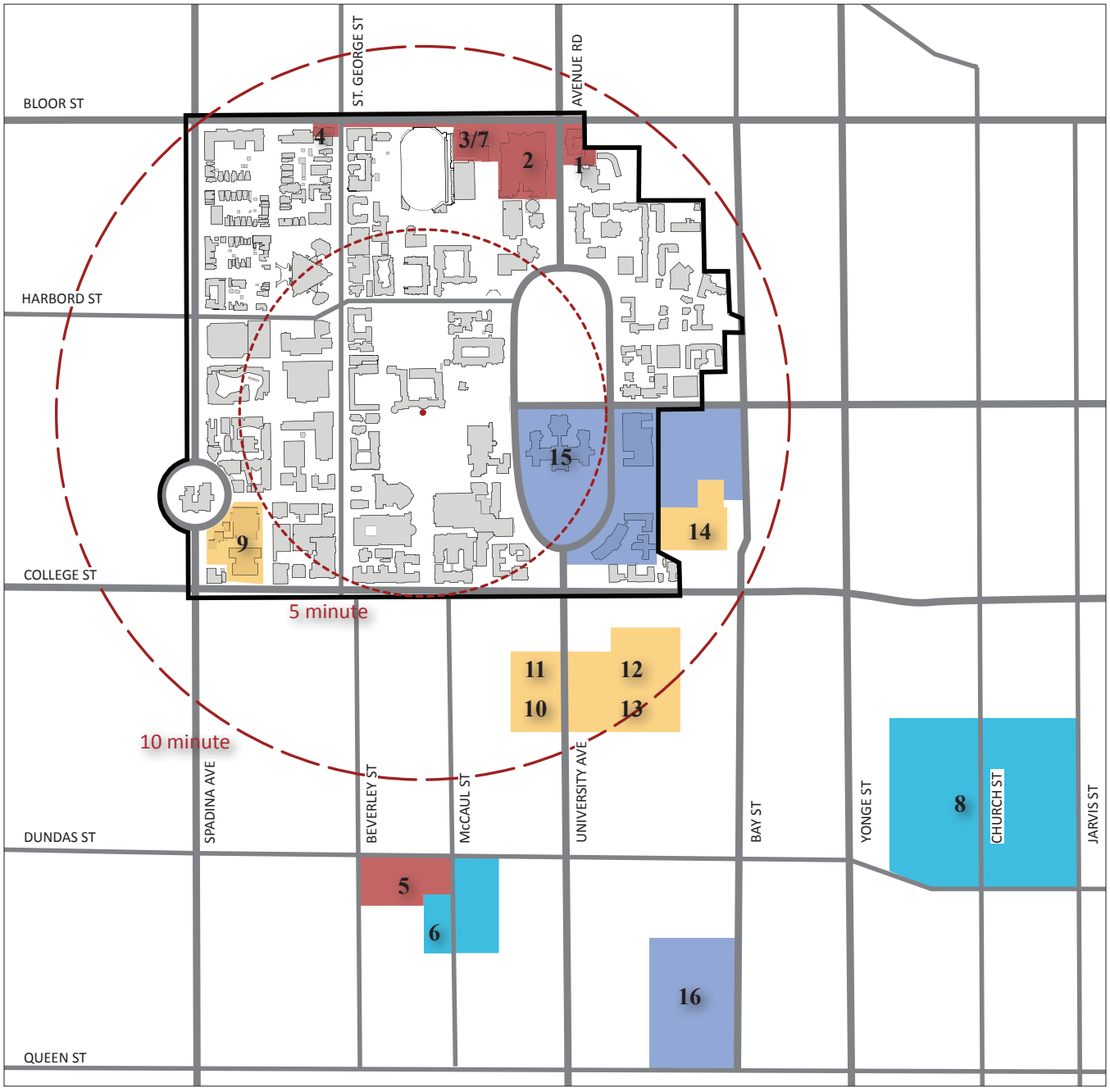
As an urban campus, the University of Toronto St. George campus is located side-by-side with a variety of neighbouring uses, including institutional, cultural, residential, commercial and health-care.

The institutional context surrounding the St. George campus provides opportunities for linkages and synergies in programming and research, and supports collaboration among and between institutional partners. Numerous hospitals, including Women's College Hospital, The Hospital for Sick Children, Toronto General Hospital, Mount Sinai and Princess Margaret are located in close proximity to the University. This enables faculty members in U of T's Faculty of Medicine to more seamlessly engage in practice, research and teaching activities.

The Royal Ontario Museum, the Gardiner Museum of Ceramics and the Bata Shoe Museum, along with the Royal Conservatory of Music – all located on the immediate perimeter of the St. George Campus – provide easy access and opportunities for collaboration between these esteemed cultural institutions and the University community.

Similarly, the proximity to other downtown institutions of higher learning such as Ryerson University and the OCAD University (OCADU) offers a richness to the intellectual milieu of which the University of Toronto St. George is a part. Faculty, students and area residents can partake in numerous colloquia, seminars, lectures as well as collaborative research and the sharing of ideas.

Finally, the proximity to both the City and provincial government offices allows for ease of political access and engagement among and within the University community.



Neighbouring cultural and institutional uses

400m = 5 minute walk

Cultural

1. Gardiner Museum
2. Royal Ontario Museum
3. Royal Conservatory of Music
4. Bata Shoe Museum
5. Art Gallery of Ontario

Educational

6. OCAD University
7. Royal Conservatory of Music
8. Ryerson University

Hospitals

9. Centre for Addiction and Mental Health (CAMH)
10. Mount Sinai Hospital
11. Princess Margaret Hospital
12. Toronto General Hospital
13. The Hospital for Sick Children
14. Women's College Hospital

Government

15. Ontario Government precinct
16. City Hall

Chinatown

Annex Neighbourhood

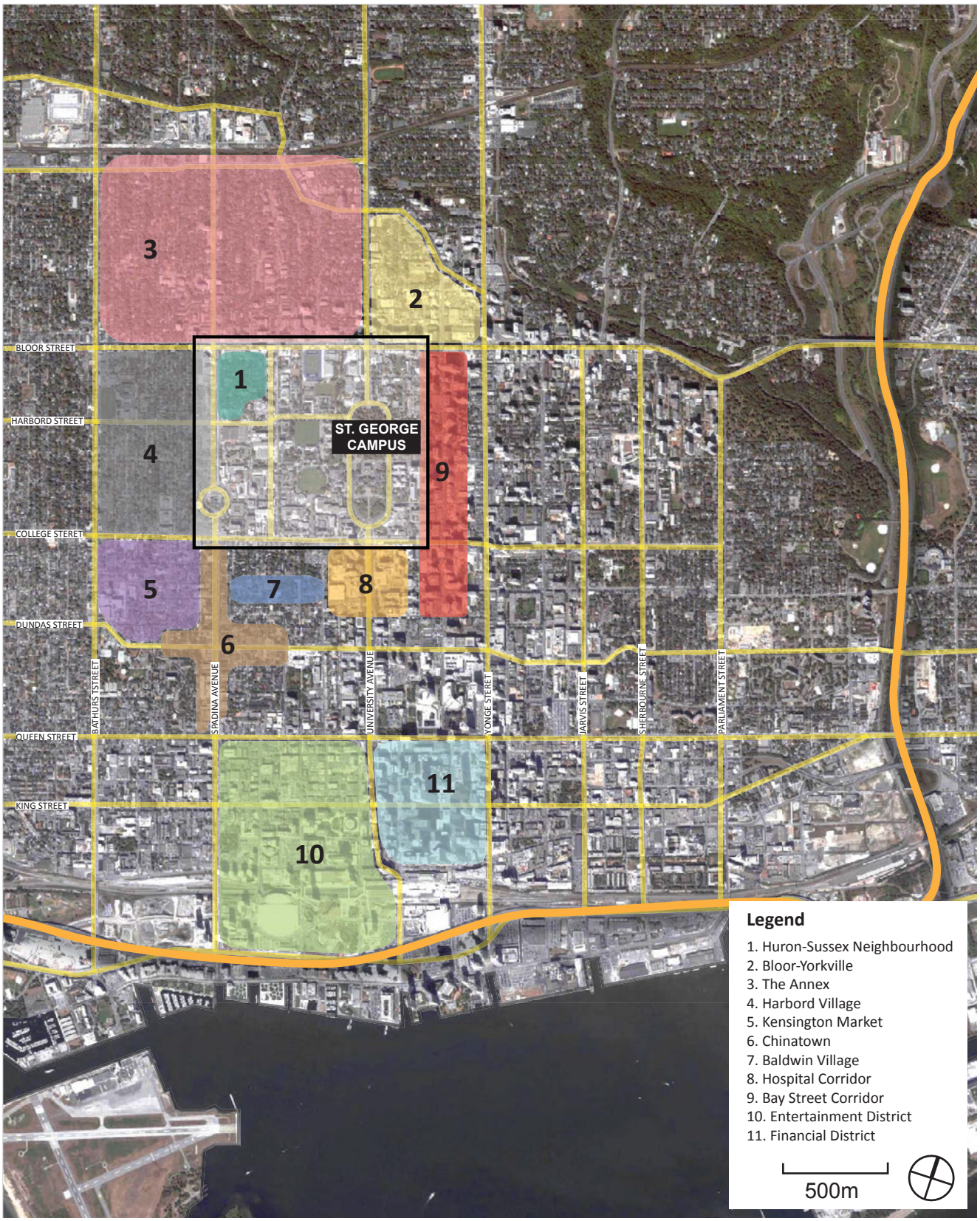
Discovery District

Yorkville Area

Kensington Market

Neighbourhood Context

Toronto is often called a city of neighbourhoods. The area surrounding the St. George Campus is exemplary in this regard, being characterized by several strong residential communities with unique commercial districts including the Annex, the Huron-Sussex District, Harbord Village, Kensington Market and Chinatown. These neighbourhoods provide abundant housing and commercial support services and facilities that are intensively used by members of the University community. The downtown commercial, civic, financial and entertainment districts are also within easy walking distance of the campus.


3
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1
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ST. GEORGE CAMPUS
9
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11
10
BLOOR STREET
HARBORD STREET
COLLEGE STERET
DUNDAS STREET
QUEEN STREET
KING STREET
BATHURS TSTREET
SPADINA AVENUE
UNIVERSITY AVENUE
YONGE STERET
JARVIS STREET
SHERBOURNE STREET
PARLIAMENT STREET
Legend
1. Huron-Sussex Neighbourhood
2. Bloor-Yorkville
3. The Annex
4. Harbord Village
5. Kensington Market
6. Chinatown
7. Baldwin Village
8. Hospital Corridor
9. Bay Street Corridor
10. Entertainment District
11. Financial District
500m

Campus Edges

View west on Bloor St. at Queen's Park

View south along Queen's Park

View west on Bloor St. at Varsity Stadium

Each of the four campus quadrants have a unique interface, or edge with the City along major arterial roads: Queen's Park, Bloor Street, Spadina Avenue, and College Street.

To the north, the University of Toronto campus abuts many of the city's cultural institutions including the Royal Ontario Museum, the Royal Conservatory of Music and the Gardiner Museum, as well the major and intensively developing commercial and residential district along Bloor Street West. Active at-grade uses complement the institutional nature of the University and provide needed amenities to its community.

The recent construction of the high-rise residential tower at 1 Bedford Road led to a City initiated consultant study – *the Bloor Corridor Visioning Study* – to consider, in a comprehensive manner, the Bloor Street corridor between Avenue Road and Spadina Avenue. Of major concern was the impact of high-rise construction to the immediately adjacent Annex residential and institutional neighbourhoods.

Varsity Stadium and Arena abut the south side of Bloor Street West. Recently redeveloped, the Stadium is open to passers-by through view-friendly iron fences. A portion of the Stadium's historic brick wall has been maintained, and provides a backdrop to the scoreboard located immediately within the Stadium. Significant streetscape improvements were made as part of this project, including the provision of benches and a double row of trees that continues west of the Stadium in front of the recently constructed Woodsworth Residence at Bloor and St. George Streets. Further streetscape improvements and an enhanced street life along the south side of Bloor is anticipated in connection with development of Sites 1 and 12.

The western edge of campus is the least clearly defined. Here, single and multi-family residential uses are located within the sector defined by the boundaries of the University of Toronto Area. High-rise residential, institutional, and commercial uses are located along its major boundary – Spadina Avenue. Along this edge, many non-University owners and uses co-exist with University institutional uses. The Victorian house-form buildings of the Huron/Sussex area provide amenity both to new and visiting faculty in university owned properties and to private home owners. West of Spadina Avenue, Harbord Village is an increasingly thriving residential, retail and restaurant district. Each of the Huron Sussex and Harbord Village Residence Associations are active participants in the City of Toronto/ University of Toronto Liaison Committee.

At one time, an expressway was proposed to run along the Spadina corridor. In partial response, University structures such as New College's Wetmore and Wilson Hall were constructed to turn their backs on the street, internalizing views and open-spaces. Others, such as the Warren Stevens Athletics Building were

constructed in a similarly internalized manner with little relationship to the surrounding community. Recent renovations to improve street access from Harbord and the addition of mixed-use opportunities have provided some relief to this otherwise tough street presence.

Grad House; view south on Spadina Avenue

At the south edge of campus low-rise commercial and institutional uses are present along College Street. With recent institutional development along the north side of College Street, the University has provided an environment that is permeable and welcoming. The forecourt entry/garden sequence leading to the Bahen Centre for Information Technology (BCIT) from College Street (between the Koffler Student Services building and the Fields Institute for Research in Mathematical Sciences), together with each building's landscaped forecourt, provides a welcoming gesture to the street. Similarly, the newly constructed Terrence Donnelly Centre for Cellular and Biomolecular Research (CCBR) serves multiple public functions. Here, a former service lane (Taddle Creek Road) was transformed with the construction of a new high-service laboratory building that provides pedestrian connections from College Street across a new landscaped plaza, through a network of interior 'streets', past coffee shops and food services and to the heart of the campus at King's College Circle beyond. Development of Sites 16, 17 and C will provide additional opportunity to connect to and animate College Street.

Health Sciences Building; View east along College Street

The eastern edge of campus is defined both by Queen's Park Crescent that divides the main campus from the federated colleges of Victoria and St. Michael's, and by Bay Street at its far eastern boundary. Here the University edge is characterized by its relationship with the Provincial Government complex and its related open spaces to the east, and the high-rise residential towers increasingly lining Bay Street.

CCBR entrance from College Street

Gateways/Vistas

The Queen's Park Cres. W overpass allows for vehicular and pedestrian access between Queen's Park and King's College Circle via the Wellesley St. extension in a gesture more utilitarian than celebrating.

Gateways

The 1997 University of Toronto Area Secondary Plan identified key vistas and gateways in a 'vistas and gateways structure plan' defining important views and view corridors within the University area.

Gateways signal formal entry into the University precinct, access to landmark structures and to outdoor rooms.

Each of the St. George Street Revitalization and King's College Road Precinct projects have improved the University's visibility at its edges through the inclusion of defined gateway components along Bloor and College Street. Construction of the landmark Graduate Residence at Harbord and Spadina provides a defined, if controversial, entry to campus from the west announcing the UNIVERSITY OF TORONTO, with an exaggerated cornice extending over Harbord Street.

Queen Alexandra Gateway, north entrance to Philosopher's Walk at Bloor St. W

Gateways are used effectively in the older sections of campus to define entry into outdoor rooms and well defined spaces such as the Sir Daniel Wilson and Whitney Hall quadrangles at University College. Similarly, gateways signal entry to special spaces as with the two prominent historical gates located at the north and south entrances to Philosopher's Walk. This University owned Walk provides open space amenity within the quadrant of campus for University members and the greater area community. The Walk also provides a pedestrian pathway from the north edge of campus at Bloor Street, linking the Faculties of Law and Music with the centre of campus along Tower Road, the Back Campus, and Front Campus.

Other gateways in the sector require attention to better provide clear and safe pedestrian linkages. For example, entry points along Queen's Park/Avenue Road west to Philosopher's Walk must be carefully considered as part of Site A's development.

Future development will also present the opportunity to further improve upon the welcoming nature of the campus at its junctures with the City. Site 1, at the corner of Spadina Avenue and Bloor Street, allows for a landmark structure to signal the University of Toronto at its northwestern boundary, where it is currently understated. Another key gateway to the University, and currently lacking in definition occurs at the intersection of College Street and Spadina Avenue. Here, work with the City of Toronto may allow for streetscape improvements that would help to signal arrival within the University precinct.

Other points of entry to the campus could also be improved including that from the east campus at Wellesley Street. Currently, the Queen's Park Crescent West overpass allows for vehicular and pedestrian access between Queen's Park and Hart House and King's College Circle in a gesture more utilitarian than celebrating. Similarly, future opportunity exists to provide a significant gateway entry to the University from Bloor Street at the terminus of Bedford Road.

Vistas

City urban design, heritage and planning staff are particularly interested today in the preservation of views to and from significant city landmarks. Views to significant University buildings, in recent years, have been compromised by tall tower development including views north to the historic University College building which now include the 1 Bedford residential tower rising behind from several city blocks beyond.

City staff have increasingly required view corridor studies in an effort to maintain and protect views to significant landmarks including a recent study of the Queen's Park Legislature building view corridor. With University development proposed on the site of the former Planetarium building, the Faculty of Music and Faculty of Law (Site A), the preservation of views to this heritage structure is carefully considered. Taller massing has been setback significantly from Queen's Park and oriented to minimize the intrusion of this element to vistas from the south. In doing so, this envelope also preserves views to the south heritage facade of the Royal Ontario Museum and provides at-grade open space amenity. Similarly, the City has expressed an interest in views to One Spadina Crescent. This prominent historic building located on a circular site is a key element of Spadina Avenue's axial urban design. This Plan's response carefully considers views to and from this heritage structure through the proposed development envelope on residual lands located on the northern portion of the site (Site 7).

The sign incorporated into the design of the Grad House residence acts as a west campus 'gateway' at Harbord St. and Spadina Ave.

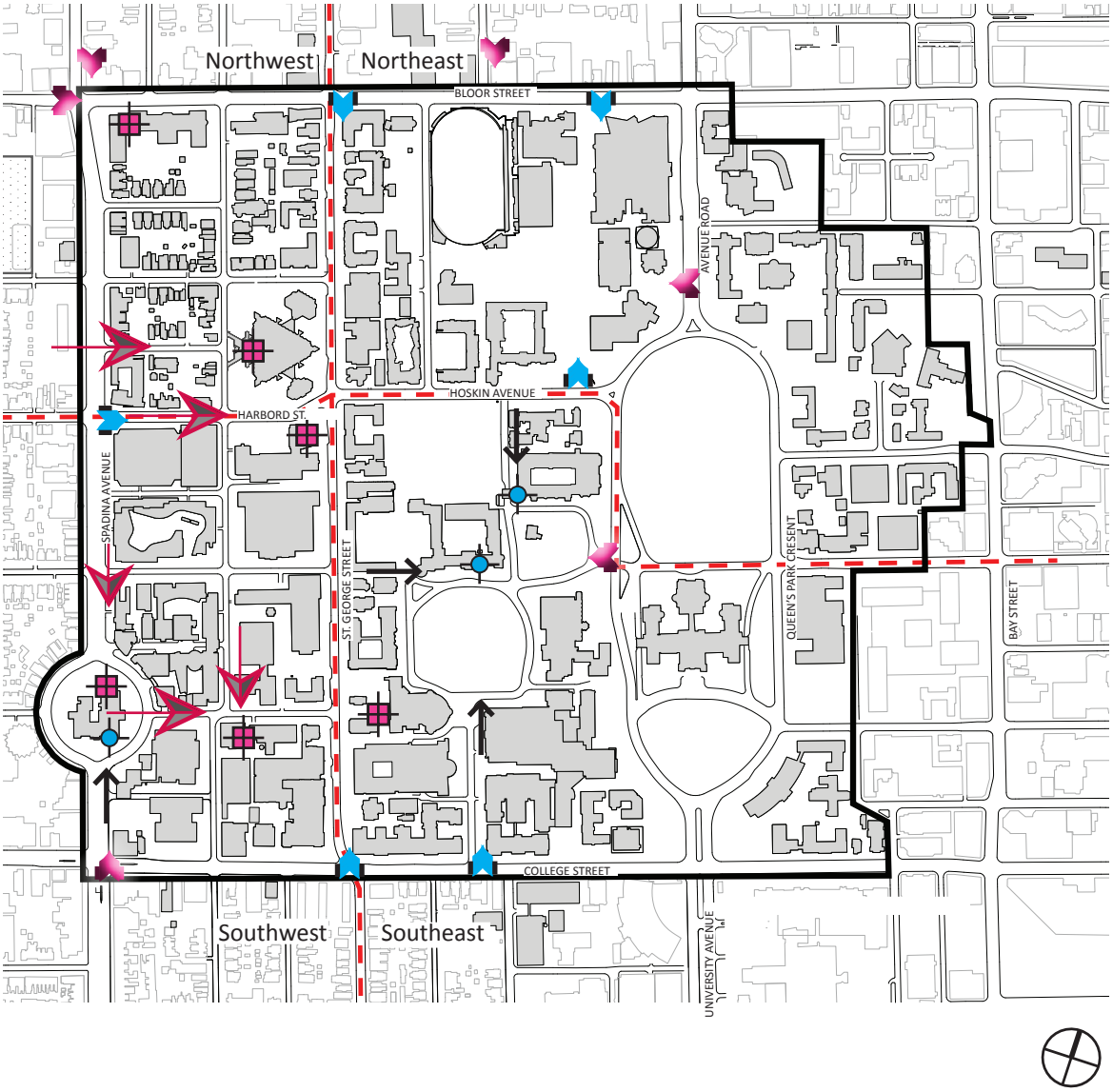
View to Earth Science Centre from Huron Street

One Spadina Crescent looking north from College Street

One Spadina east facade from Russell Street

Entrance Gates; College Street and King's College Road

Bennett Gates at Philosopher's Walk at Hoskin Avenue



Vistas and Gateways

Other opportunities exist within the boundaries of campus to create and enhance view corridors, including opportunities presented by University development sites. Development of Site C at the intersection of Huron and Russell Streets provides the opportunity to construct a significant landmark/terminus structure. Development of Site 10 will, likewise, provide the opportunity for a significant view terminus along Russell street to the west. A shift in the street axis at the intersection of Harbord/Hoskin and St. George Streets provides opportunity to terminate the vista eastward along Harbord with greater visual impact through the development of Site D.

Legend

- Existing Vista
- Existing Landmark
- Existing Gateway
- Potential Vista
- Potential Landmark
- Potential Gateway Improvement

Massey College

New College

Wycliffe College

St. Michael's College

University College

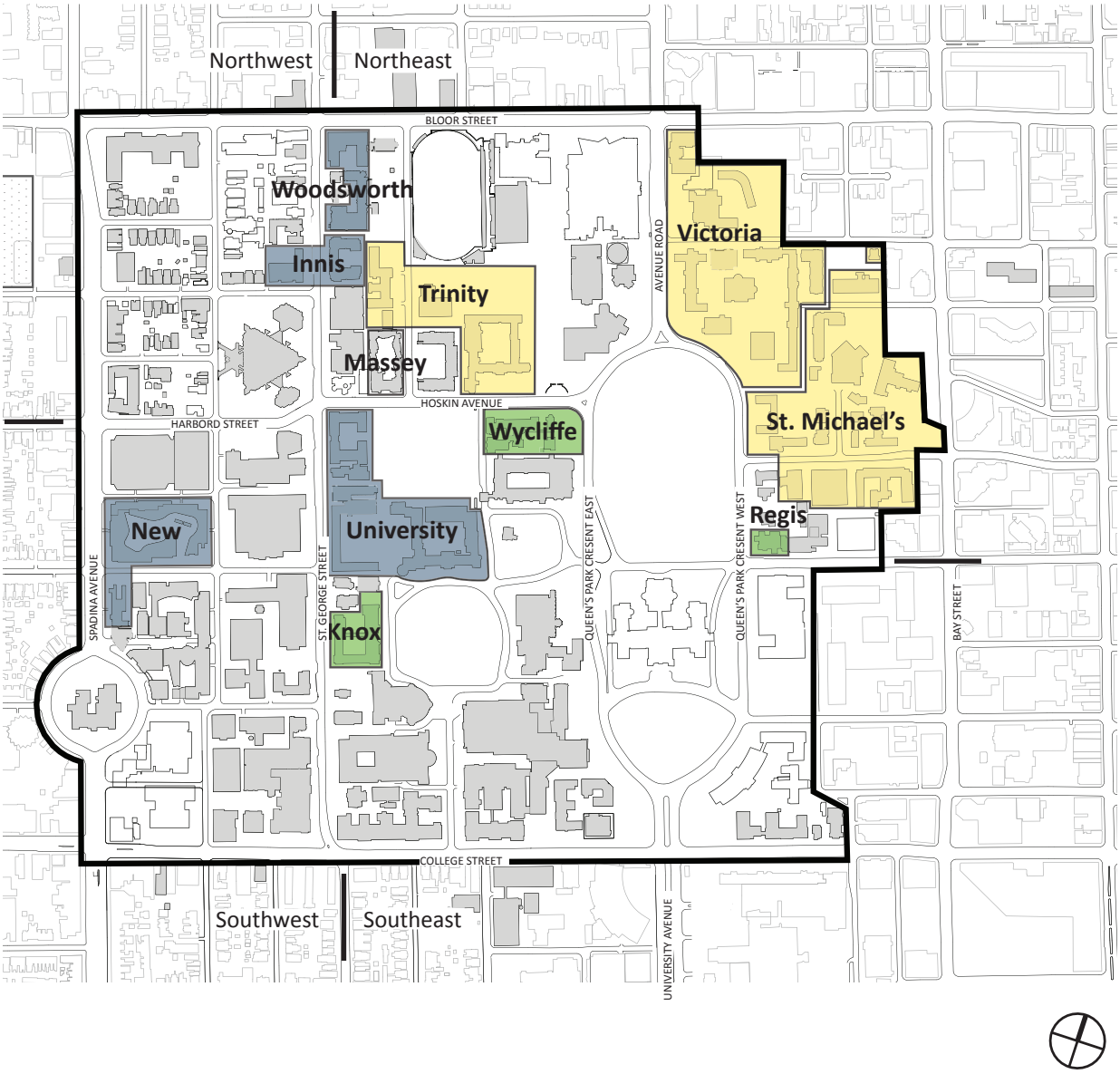
Victoria College

Knox College

Woodworth College

Trinity College

Innis College



College Framework

The University of Toronto St. George campus comprises, in part, a number of unique Colleges within the overall University. Colleges today provide academic, administrative and residential communities for students, faculty and staff. Constituent Colleges include University, New, Innis and Woodsworth. The Federated and Affiliated Colleges including Trinity, Victoria, St. Michael's and Massey maintain autonomy over their land and governance, while sharing academic research and teaching. Theological colleges located at Trinity, Victoria and St. Michael's as well as at Wycliffe, Knox and Regis also maintain autonomy while continuing their association with the University. All offer a rich, student focused environment and many also provide unique academic programs that bring students together around areas of similar interest.

Legend

- Federated College
- Constituent College
- Affiliated College
- Theological College at U of T

Hart House (1.)

Nona Macdonald Visitors Centre (2.)

Faculty of Music (3.)

Convocation Hall (4.)

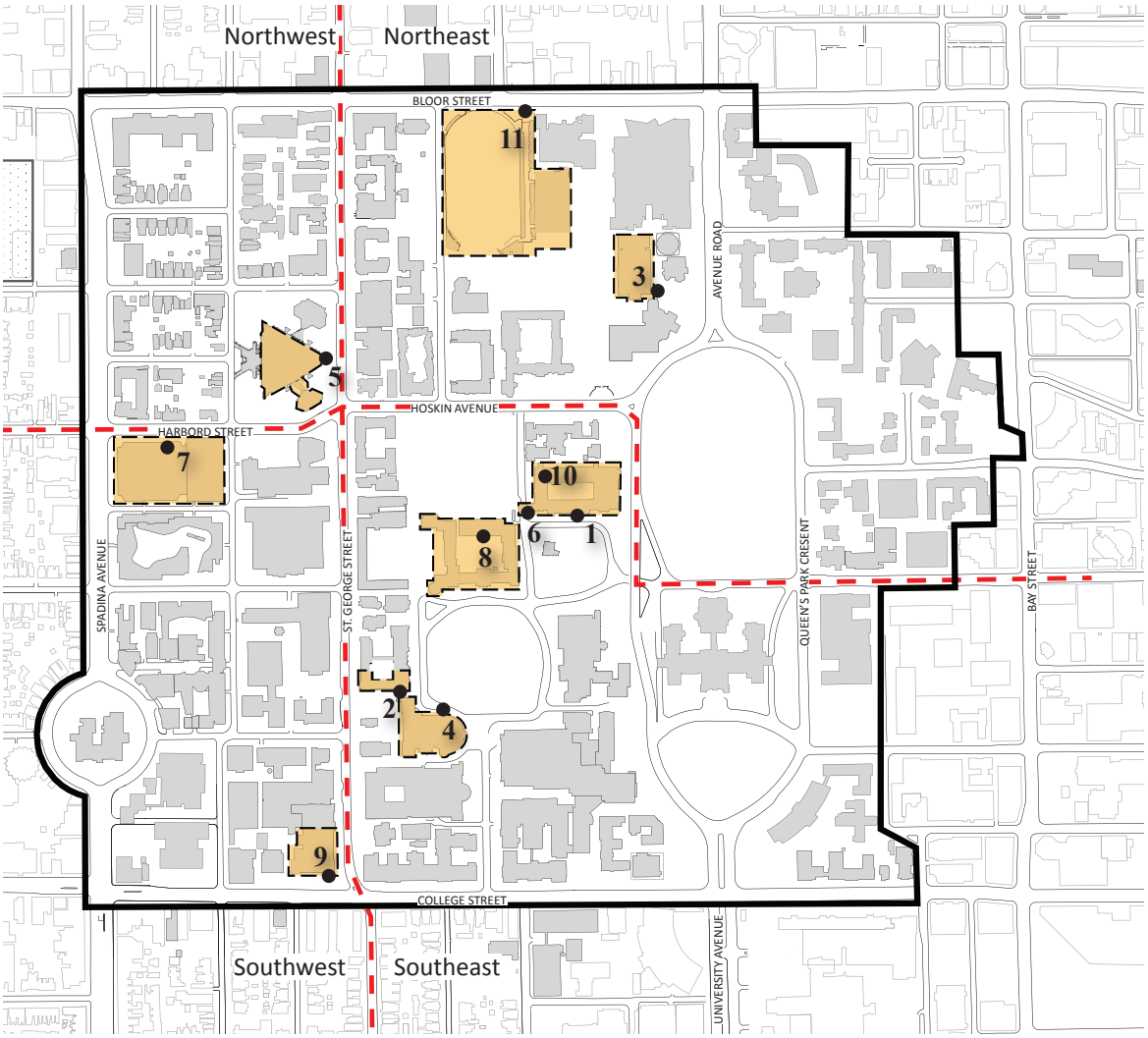
Robarts Library (5.)

Soldier's Tower (6.)

Athletic Centre (7.)

University of Toronto Art Centre (8.)

Koffler Student Services Centre including University of Toronto Bookstore (9.)



Key Visitor Destinations on Campus

The St. George campus does not just serve the day-to-day University community, but is a locus for visitors. Each and every day, thousands of area residents and visitors make use of university facilities to access the library collections, athletic facilities and theatre, music and visual arts venues. Visitors attend lectures, symposia, conferences, browse for books at the bookstore, and relax in the many outdoor open spaces or visit historic structures.

Broader thinking around ways in which the campus can integrate with the city, and respond to the larger community that access its grounds and facilities will be required, particularly as future campus expansion is considered.

Legend

1. Hart House
2. Nona Macdonald Visitors Centre
3. Faculty of Music
4. Convocation Hall
5. Robarts Library
6. Soldier's Tower
7. Athletic Centre
8. University of Toronto Art Centre
9. Koffler Student Services Centre and Bookstore
10. Hart House Gallery
11. Varsity Stadium & Arena

During the 2010 winter term, the Office of Campus and Facilities Planning met with internal University stakeholders, area neighbours and Toronto City Planning and Heritage Preservation Services staff to discuss the progress of the campus Master Plan and review proposed Principles. These Principles are intended to provide a framework within which development and renewal will be defined in the Master Plan.

Meetings were scheduled by campus quadrant (sector) and held twice for each quadrant to allow feedback to be iterative. The first series of meetings included review of existing approvals and plans, as well as the proposed Principles framework. The second set of meetings allowed for further discussion of the revised Principles, and a review of proposed site envelopes.

The pages that follow outline Campus Planning Principles under seven headings >

1. CAMPUS ENVIRONMENT
2. LAND USE
3. MASSING
4. BALANCED INTENSIFICATION
5. SUSTAINABILITY
6. HERITAGE PRESERVATION
7. ACCESSIBILITY

Many relevant suggestions and comments were made during the course of discussion. The inclusion, within this document, of the overarching topics of discussion around each principle was considered by all stakeholders to be prudent, providing transparency into the process that has been followed to achieve the 2011 Master Plan and its guiding Principles.

CAMPUS ENVIRONMENT

King's College Road

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.

This Principle defines the vision and aspiration of spaces between buildings. The principles under Campus Environment recognize the University's unique sense of place as far more than the sum of its parts. Some points and notes that were discussed include:

- the creation of a comprehensive system of open space should include above-grade space such as green roofs, in addition to space at grade;
- a unified approach to landscape and street furniture will help to reinforce this principle;
- consideration of the student experience in between classes. i.e. understanding the campus as a series of 10-minute walks;
- effort should be concentrated in the west quadrant, where the campus environment is least defined.

Medical Sciences Building plaza

LAND USE

Varsity Stadium entrance and ticket booth

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.

As the Master Plan does not identify specific building programs or use zoning for each development site, the Land Use Principle provides overarching intent within an otherwise flexible framework. It is important to note that Academic Uses defined in the University's overall mission include teaching and research, athletics, co-curricular activities and other learning opportunities both in and out of the classroom. In addition, compatible uses should:

- enhance quality of life, productivity and morale for students, faculty, and staff;
- not generate an additional parking requirement;
- include environments for children;*
- identify opportunities for shared and multi-use space;
- program at-grade space with active use such as cafes, gyms, study space, galleries and seek opportunities to bridge research and industry, and the University with the public;
- include ancillaries that help to sustain the campus.

* *UofT Affiliated Children on Campus 2009-2010*
• 420 children residing in faculty/student housing (Huron Sussex, Charles Street)
• 290 children attending daycare (ELC, Campus Co-op, Charles St., OISE)
• children attending UofT Camp (Athletic Centre, Med Sci)
• additional children are accommodated at the Institue of Child Study north of the campus boundaries

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.

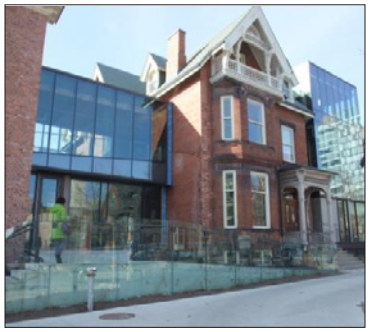
The Centre for Cellular and Biomolecular Research (CCBR), is an excellent example of massing appropriate to its site; the setback from College Street reduces the visual impact of the building height, while providing an at-grade open space. Rather than create a continuous street wall, the setback provides a sense of campus permeability.

Varsity Stadium looking north to Bedford and Bloor Streets

BALANCED INTENSIFICATION

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

The campus boundary is identified in the Part II Plan. In response to this principle, the Master Plan proposes intensification of approved development sites, and the addition of four new sites on campus. Future development must also link to the wider City vision of intensification along defined avenues, view corridor protection, nodes of higher density, etc.



Max Gluskin Department of Economics

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.

Integration of environmentally sustainable principles into buildings, landscapes and transportation options, was a high priority in discussions with both campus and neighbouring communities. Recent building projects have required a minimum LEED® Silver certification, but on a case-by-case basis.

Terrance Donnelly Centre for Cellular and Biomolecular Research

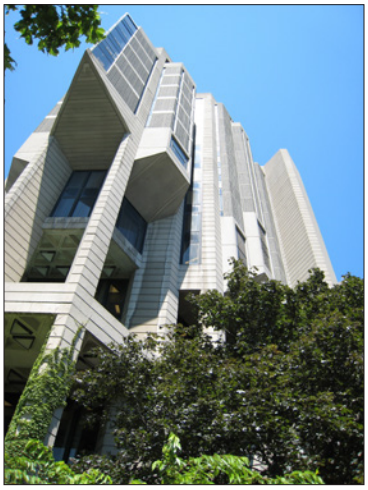
HERITAGE PRESERVATION

Bahen Centre for Information Technology

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.

The following comments were raised during discussions related to this Principle:

- Heritage buildings should also include some relatively new structures such as Robarts Library, listed or designated for their significance in architectural style or other merits;
- Respect for heritage value of buildings may, in some cases, extend to interior space;
- Heritage preservation must be considered in concert with accessibility requirements (AODA) and opportunities for sustainable design;
- The definition of 'heritage' should be expanded to include natural heritage such as Taddle Creek.



Robarts Library

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.

An open and inclusive environment requires year-round ease of access, relying on a barrier-free physical infrastructure, and clear, well-located signage. Standards are anticipated to become more stringent in the near future, once the Accessibility of Ontarians with Disabilities Act (AODA) *Accessible Built Environment Standard* is legislated.

Accessible entrance to Hart House

'Listed' is a term used for properties for which Toronto City Council has adopted a recommendation to be included on the Inventory. The recommendations are based on criteria that relate to architecture, history, and neighbourhood context. Their inclusion on the Inventory is a clear statement that the City would like to see the heritage attributes of these properties preserved.

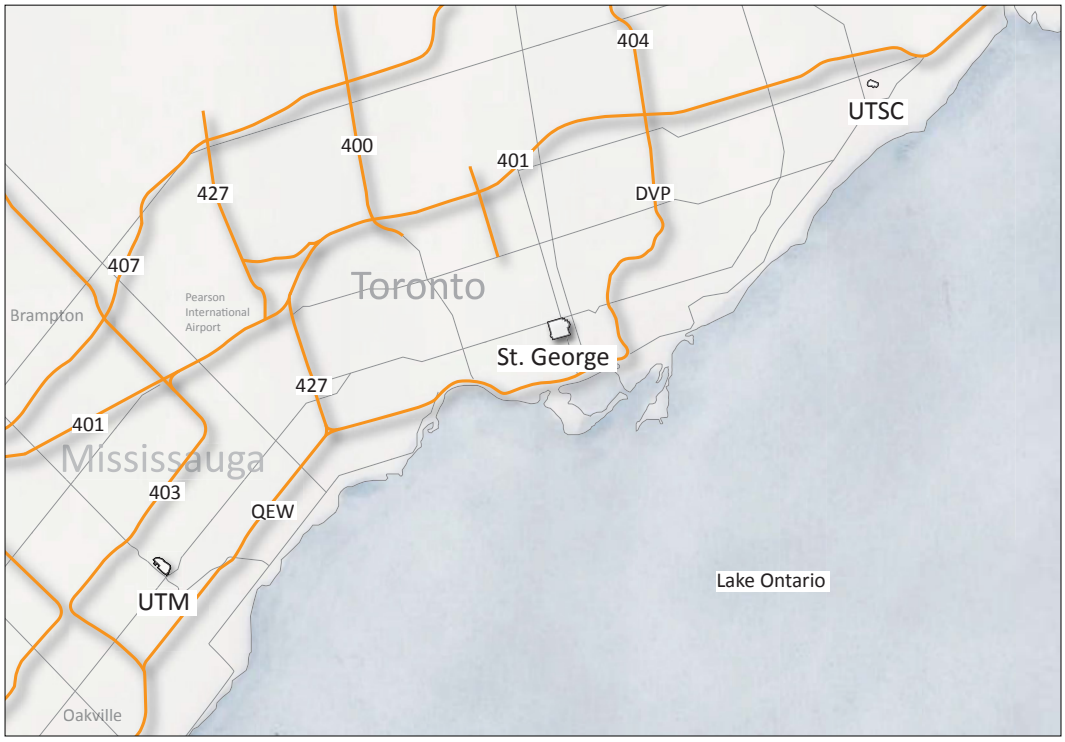
Properties that have been individually designated under Part IV of the Ontario Heritage Act, or are located within a Heritage Conservation District designated under Part V, are referred to as 'designated'. Designated properties are also included on the Inventory and are identified by a by-law number.

Opportunities & Challenges

Background

Located in the heart of downtown Toronto, the St. George campus is both a destination and part of the city's fabric. Locally, the campus is accessible by foot, bicycle, car or public transit. Regionally, the campus is accessible by way of major highways and arteries. Each of the University of Toronto campuses at Mississauga and Scarborough can be reached from the St. George campus by car, public transit, GO Transit and, for University of Toronto Mississauga (UTM), a shuttle-bus service.

The densely urban downtown Toronto street-grid in which the campus sits, combines well established pedestrian, vehicular, bicycle and transit networks. The compact nature of the grid ensures walkable blocks and easy navigation of the campus while allowing for connectivity of the campus to the surrounding neighbourhoods. The four campus quadrants experience unique edge conditions where they meet the city fabric along Queen's Park/University Avenue and Bay Street to the east; Bloor Street to the north; Spadina Avenue to the west; and College Street to the south. The campus is further bisected, and defined by St. George Street and Harbord Street/Hoskin Avenue, primary City streets running through its core.



Regional map showing the St. George, UTSC and UTM campuses

The planning principle CAMPUS ENVIRONMENT describes the aspirations for circulation on campus:

> …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.

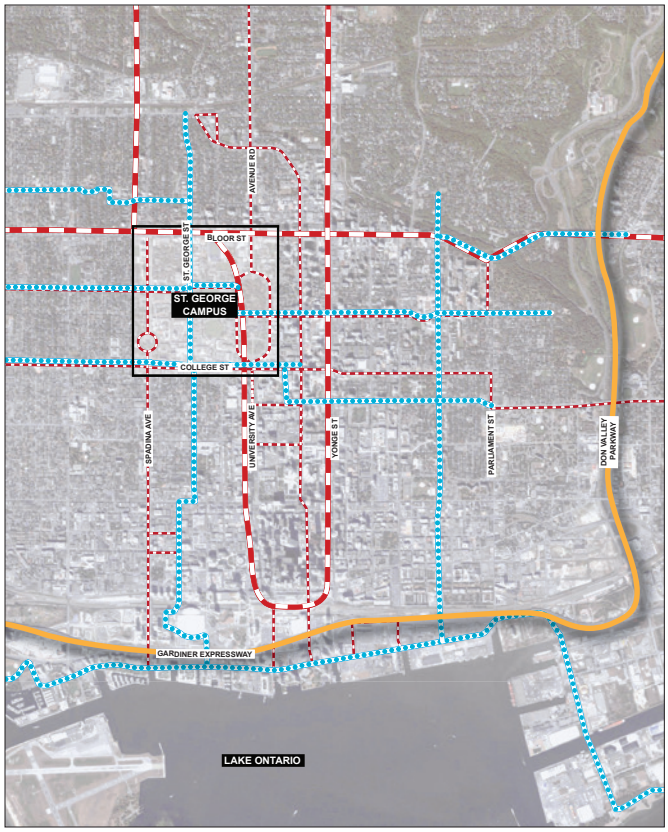
Existing Campus

Public Transit

The St. George campus is well served by public transit. Located at the intersection of Toronto's two main subway lines, Bloor/Danforth, and Yonge/University/Spadina, four subway stations are located at the campus perimeter (Spadina, St. George, Museum and Queen's Park). Additionally, the Spadina Light Rail Transit (LRT) has several stops along the west perimeter as does the College Street streetcar line along the southern campus edge. Frequent bus service runs along Harbord Street and Avenue Road, while an overnight bus (Blue Night) provides off-hour service along the Bloor-line subway route.

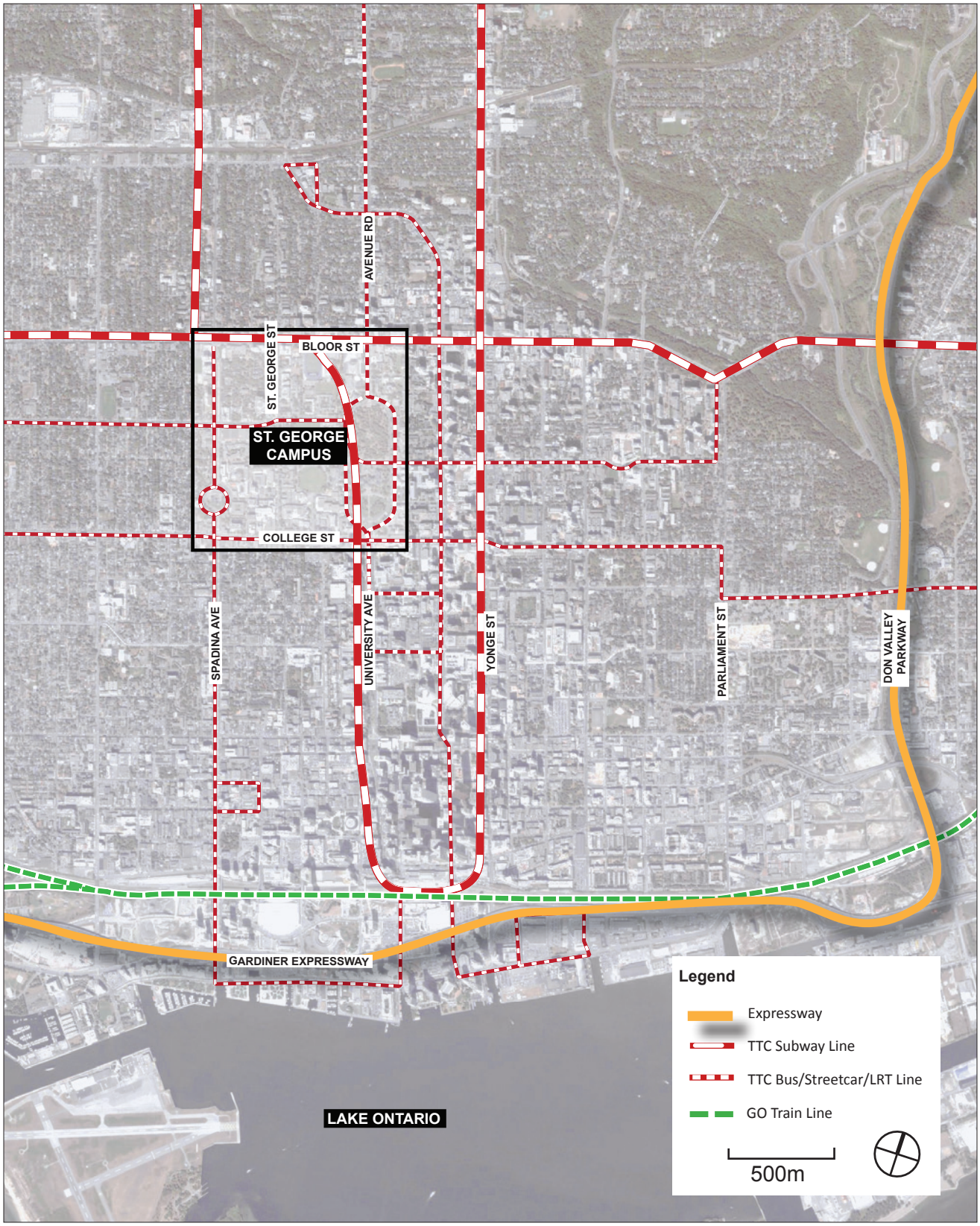
Bicycle Routes

The City of Toronto has been aggressively increasing the network of bicycle pathways and connections available, particularly within the downtown core. Recent modifications have been applied to streets leading to and through campus, including St. George and Harbord Streets, to provide better bicycle access. Numerous informal bike routes are also located throughout the campus connecting to the larger City-initiated bicycle routes. At this writing, the City of Toronto has applied its first use of bike-boxes at the intersection of St. George and Harbord. Further, the City of Toronto has initiated a program of pay-for-use bicycles with five locations identified on the St. George campus, and others adjacent to the campus.



Context Map (left) showing City bicycle routes in blue.

Cyclists on St. George Street (below)

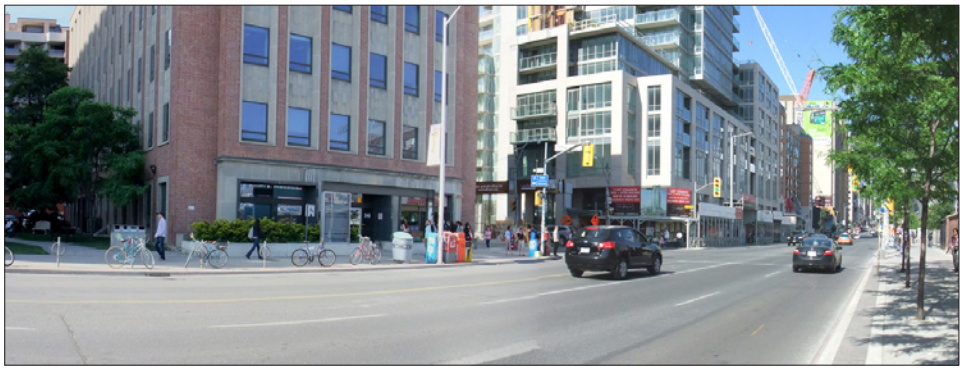


***Context Map**: TTC subway line and major bus/streetcar/LRT lines directly serving the St. George Campus, downtown Toronto*

Circulation

Bloor Street

The Bloor Street corridor, defining the northern edge to campus, is one of the major commercial routes running through the city. It provides many active at-grade uses that complement the institutional nature of the University and provide amenity to its community. The City's east-west subway line runs along this corridor.



College Street

College Street is an important vehicular and public-transit corridor defining the southern edge of campus. The College streetcar connects to the Queen's Park subway station at University Avenue.

College Street is an official City of Toronto bicycle route.

Queen's Park/Avenue Rd/University Ave

University Avenue is a key boulevard linking the hospital corridor to the south of the University campus with the Legislative Assembly, government buildings, and commercial district to the north.

Spadina Avenue

The Spadina Avenue corridor is lined with low to mid-rise institutional uses along the east side and several high-rise residential towers to the west. At one time, an expressway was proposed to run along Spadina, which influenced the character of the building edge along the University's west boundary.

The Spadina Light-Rail-Transit (LRT) runs the length of Spadina Avenue from the waterfront and connects to the Bloor subway line just north of the University campus.

Harbord Street/Hoskin Avenue

Hardbord Street/Hoskin Avenue connects Harbord Village, a residential neighbourhood with small scale shops and restaurants, with Queen's Park and the Bay Street corridor beyond. This campus thoroughfare defines the north from the south campus.

A TTC bus route traverses the campus along this street.

St. George Street

St. George Street runs through the campus, defining east campus from west. In the mid-90's a revitalization project made improvements to slow traffic and address pedestrian cross connections. The resulting street demonstrates that roads can be more than a conveyance for cars, but an amenity for pedestrians, cyclists and motorists.

Circulation

Pedestrian Circulation

The St. George campus is largely defined by its walkable streets and blocks, and a fairly comprehensive network of pedestrian pathways. Pedestrians circulate through campus along city sidewalks, pathways traversing campus open spaces, running through buildings, and occasionally co-mingle with service vehicles in mid-block laneways each of which are often linked or a short distance apart.

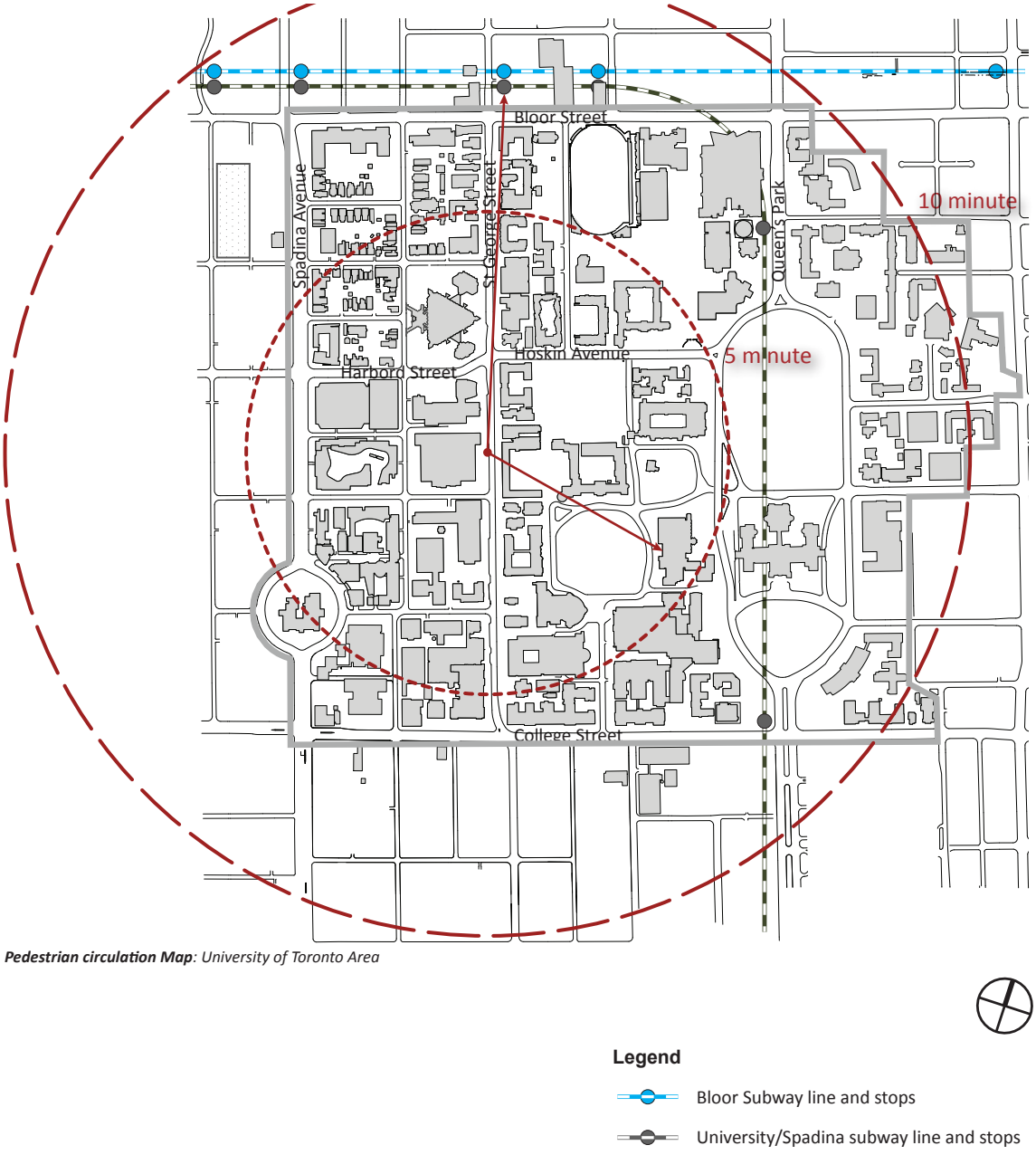
The academic schedule allows for a 10-minute change between classes. Maintaining easy walking distances, and improving the experience and ease with which the University community is able to traverse the campus precinct in this time period is, therefore, of critical importance. In planning for pedestrian circulation through campus, ¼ mile or 400 metres is generally accepted as a distance that one can comfortably walk in a five-minute period, and ½ mile or 800 metres in 10 minutes. These standards define 'walkable catchments' within the University campus area.

The location of a signaled pedestrian crossing at Spadina Circle, to access facilities at One Spadina Crescent is an example of facilitating safe passage for the University community. On a larger scale, recent examples of campus streetscapes redesigned to prioritize the pedestrian experience, while maintaining vehicular circulation and service connections include such examples as St. George Street and King's College Circle Precinct.

King's College Road (right)

1 Spadina Crescent (below, left)

St. George Street and Sidney Smith Patio (below, right)



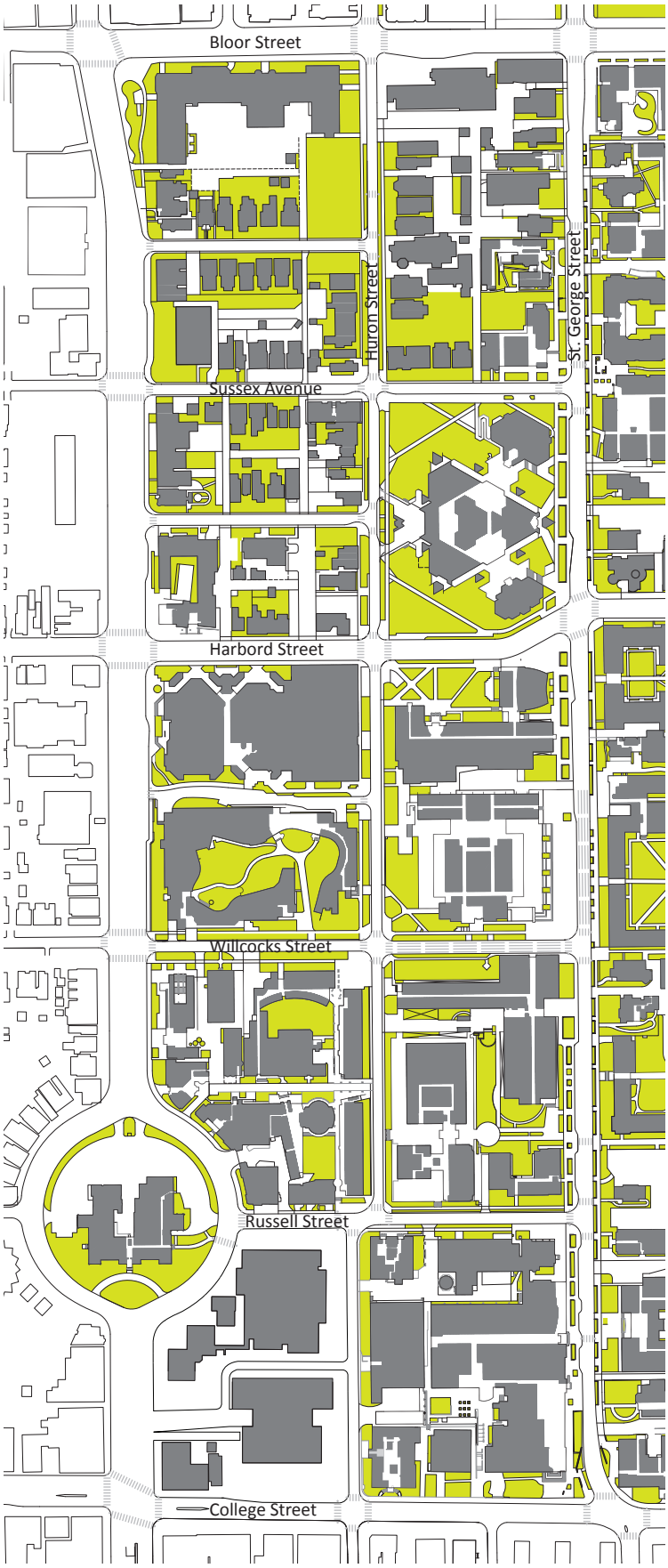
***Pedestrian circulation Map**: University of Toronto Area*

Mapped here, Sidney Smith Hall, the centre of activity for the Faculty of Arts and Science and a major location for undergraduate teaching, can be reached in five minutes from much of the campus boundary including the intersection of St. George and Bloor Street to the north and the Gerstein Library to the east. Within a 10-minute walk of Sidney Smith Hall are the Bloor and University lines' subway stations, as well as Victoria College and St. Michael's College at the eastern boundary.

Circulation

Each quadrant of the St. George campus has been mapped showing all means of pedestrian passage traversing broad streets, laneways, sidewalks, pathways and interior 'streets'. When combined, the fine-grain at which the pedestrian experiences and navigates the campus is evident. Such plans are often called 'Nolli' plans, after Giambattista Nolli's map depicting circulation through Rome in the 1700's.

In general, the east historical campus is defined by a finer grain to its pedestrian network of pathways and routes providing an ease to passage through this area of campus. The west campus pedestrian environment, developed along with rapid expansion post-war, is by-and-large defined by the city grid of streets and sidewalks with little of the finer grain developed. Here, the opportunity exists to expand on the success of the east campus, through the provision of additional pathways and interior streets that allow for finer grain pedestrian routes in the west campus that will link to the existing network of pathways east of St. George Street.

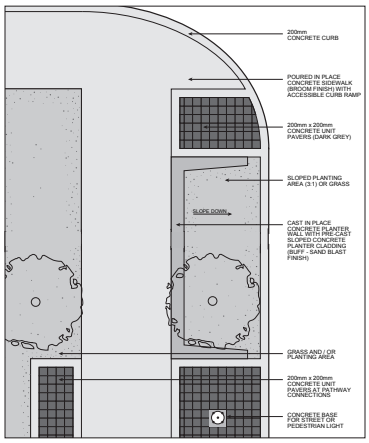


Controlled Pedestrian Crossing

Uncontrolled Pedestrian Crossing

Pedestrian connection through Existing Building


Bloor Street
St. George Street
Devonshire Place
Avenue Road
Charles Street
St Mary Street
Hoskin Avenue
St Joseph Street
Queen's Park Crescent East
Queen's Park Crescent West
Wellesley Street
Grosvenor Street
King's College Road
College Street



St. George Street Revitalization

The St. George Street Revitalization project was designed to calm traffic, increase pedestrian and cycling amenities and improve green space.

Recent Projects

St. George Street Revitalization

St. George Street is the result of a successful University/City/private benefactor partnership first entered into in the mid 1990's. While in the 1960's era of campus expansion this street had been widened to provide ease of vehicular traffic flow, by 1994 the street was now identified by the City as a key artery for lane conversion to narrow the roadway and improve pedestrian space. The *St. George Street Revitalization* project was conceived as an opportunity for the City to demonstrate that roads could be more than a mere conveyance for cars, but an amenity for pedestrians, cyclists and motorists. Designed by Brown and Storey Architects in joint venture with van Nostrand DiCastri Architects, the objectives of the *St. George Street Revitalization* were to calm traffic, increase pedestrian and cycling amenities, and enlarge the existing open green space. The then four-lane boulevard was put on a 'road-diet' and reduced to two lanes between College and Bloor Streets; pedestrian crossings were installed in interlocking brick to differentiate them from the roadway; sidewalks were widened and greenery was added. Regarded as a major success, this project has been studied and included in publications on livable streets, and most certainly sets an example for future improvement, particularly in the southwest sector of campus.

King's College Circle Precinct

Recognizing the need to restore the historic centre of the campus, as identified in the *University's Open Space Master Plan*, the University commissioned a plan* to translate the early vision for this area into physical form. Conceived of as a multi-phase infrastructure and open space plan to restore and re-imagine the distinctive precinct defined by King's College Circle, three projects have been implemented to date including King's College Road and two pedestrian walkway connections. King's College Road was designed to include strategies that improve the scale and functionality for pedestrians through the use of interlocking paving, new lighting, landscaping and casual seating while maintaining its vehicular and service functions. The redesigned road also introduced gateway features at College Street providing a proper entrance to the campus on axis with the historic University College building. Pedestrian walkways connecting King's College Circle with St. George Street at Knox College and Sir Daniel Wilson Hall were redesigned to incorporate sustainable, native drought-tolerant plants to provide a green amenity appropriate to the Toronto climate.

** The King's College Circle Precinct Plan was developed by Andropogon Associates, a firm well known for their sensitive approach to landscape and natural habitat design.*

Bahen Centre for Information Technology Atrium

Development of new campus structures allows for the coordination of interior spaces to enhance pedestrian routes. The atrium connection between the Bahen Centre for Information Technology and the Koffler Student Services Centre is an excellent example of a campus building that creates an interior 'street'. Here, the atrium functions as a main spine to the building complex and a pathway to surrounding areas. This interior connection also anticipates future links with development along Huron Street south of Russell Street (Site C).

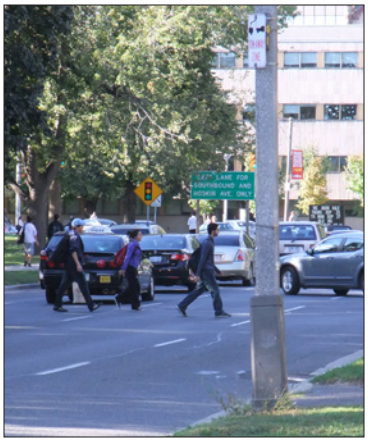
The Bahen Centre for Information Technology was constructed with an atrium that highlights the north heritage facade of the Koffler Student Centre, while providing access and connections between the two buildings.

Sir Daniel Wilson Walkway before and after *(left)*

The Sir Daniel Wilson Walkway has been transfomed from an unattractive interstitial space to a pleasant walkway through its redevelopment as part of the King's College Precinct Plan.

Perspective drawing by Andropogon Associates showing proposed design for King's College Walk. Landscape, paving and lighting improvements were originally recommended in the St. George Campus Open Space Master Plan 1999; (above) today; King's College Road looking toward University College. (right)

King's College Circle at Convocation Hall is a popular location for groups visiting the University to take photographs.



Few pedestrian crossings currently exist to the east campus, encouraging illegal and dangerous pedestrian crossing habits.

Existing service laneways are heavily used by the University community as secondary pedestrian environments.

Impact on the Master Plan

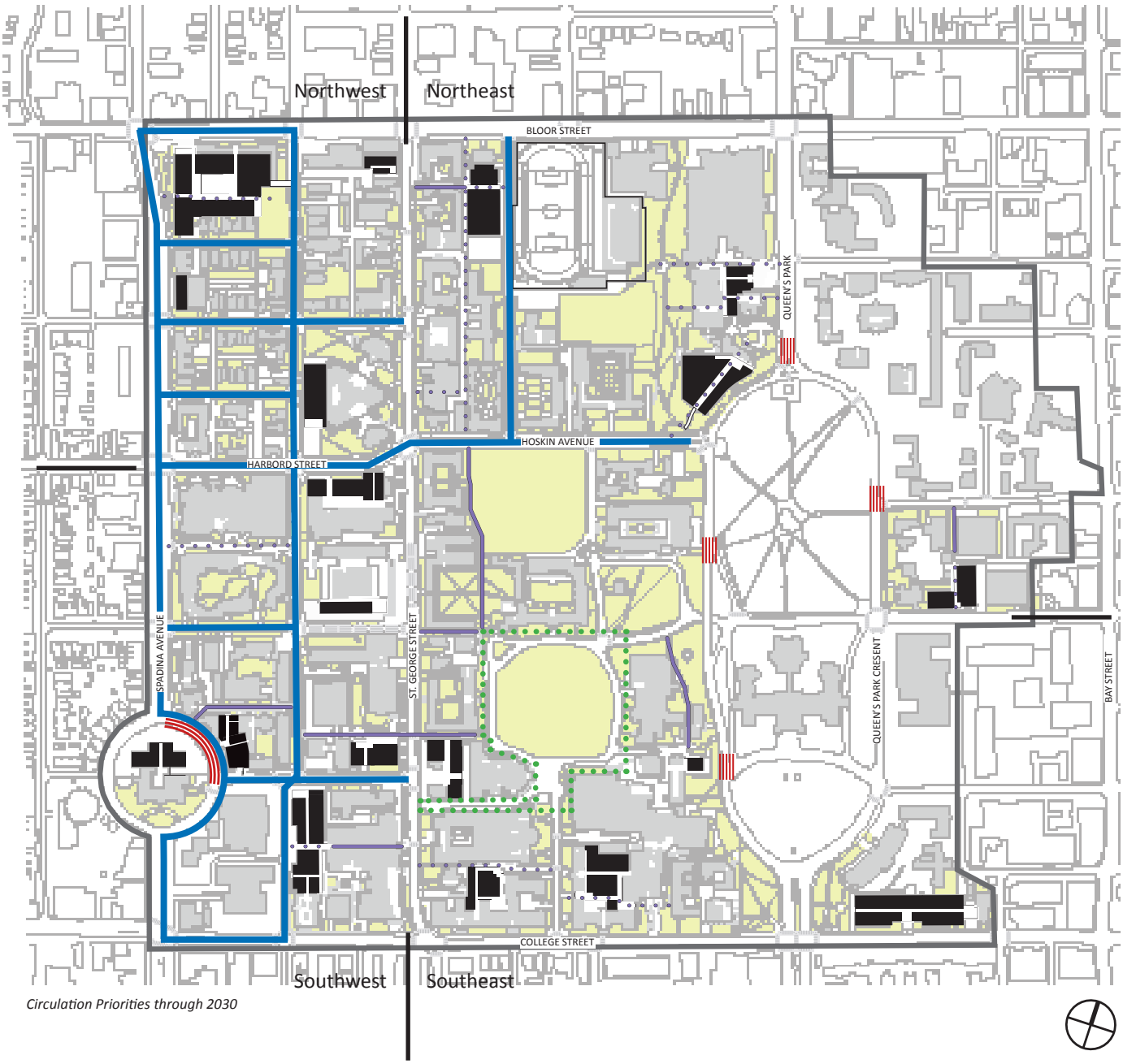
Opportunities and Challenges

In general, the St. George campus is well equipped with circulation networks, both vehicular and pedestrian. Care must be taken that each new University project is considered with a view to enhancing the extent and quality of those networks with particular concentration of effort in the southwest sector.

The City of Toronto Official Plan promotes intensification of development along major avenues and transit lines and serves as a key factor in the University's consideration of appropriate development permissions on campus abutting such locations. Also, based on the recent success of major street improvement projects like those completed along Bloor Street West, St. George Street, and Devonshire Place in conjunction with Varsity development, the University's planning should look forward to further such improvements, either self-initiated or in collaboration with the City. Those projects demonstrate how meaningful enhancement of major streets can occur while maintaining their vehicular functionality.

Priorities through 2030

1. Implement final stages of King's College Precinct Plan thereby improving the public realm to provide a superior environment for pedestrians.
2. Promote safe pedestrian crossings to and from the east campus.
3. Seek additional opportunities to partner with the City for streetscape design and civic improvements on the west campus.
4. Ensure that development sites provide pedestrian linkages indoors and out.
5. Extend cross-campus pedestrian pathways to link existing with new.



Circulation Priorities through 2030

Priorities

Implement King's College Precinct Plan: Public Realm Improvements

Partner with City for streetscape design and civic improvements

Extend cross-campus pedestrian pathways

- Developed pathway
- Opportunity to improve/extend pathway

Provide pedestrian linkages at development sites

- Development Site
- Existing Building

Promote safe pedestrian crossings

- Existing crossing
- Crossing improvement opportunities

Regulations and Guidelines

The University of Toronto Policy on Capital Planning and Capital Projects (2001) includes principles that address circulation on campus including those that encourage continuous pedestrian routes throughout the campus, and the provision for safe and convenient access to all University facilities. The policy, further, identifies landscape improvements, including those to streetscapes through the use of distinctive paving, lighting, signage and outdoor furnishings, as identified in the Open Space Master Plan *Investing in the Landscape* as a priority.

The *City of Toronto Streetscape Manual* should be used as a further guide to the design and improvement of circulation routes throughout the campus, particularly where the City owned streets within the campus are addressed.

The *City of Toronto Bike Plan* will be used to inform cycling plans within the campus with a view to providing appropriate connections to a city-wide network of bicycle pathways.

The *City of Toronto Walking Strategy* will continue to inform the creation of new pedestrian environments such as those in pilot project stage at Willcocks Street and Devonshire Place (discussed under Open Space).

Background

The Planning Principle CAMPUS ENVIRONMENT is relevant not only to Circulation but also Open Space practices and aspirations. The Principle states:

> 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.

The St. George campus is experienced by many as an oasis of green in the heart of Toronto, providing a unique and inspired environment in which to learn. Its network of open spaces incorporates a richness of grain, texture, and historical complexity.

The collection of quadrangles, courtyards, trees and playing fields that characterize the open space pattern on the campus's original land holdings was established by the turn of the twentieth century in conjunction with the construction of the first of the college buildings. In sharp contrast, the post-war buildout of the west campus reflected the increased priority on automobile transportation functionality and resulted in a relative lack of vegetation or high quality open space.

By virtue of its geographical location, the University of Toronto St. George campus must function across a wide range of climatic variables. Students, faculty and staff are on campus not only in the warm sunny days of summer, but encounter weather in all seasons, making it imperative that the campus environment be designed with all seasons in mind. Buildings, and related open spaces and outdoor pedestrian environments must respond through their design, use of landscape materials, and structures to allow for shelter from elements, anticipating a broad range of activities.

Recognizing the need for a campus-wide framework to facilitate a functionally and aesthetically unified campus, the University commissioned an Open Space Master Plan, entitled *Investing in the Landscape*, in 1999. The resulting approved guidelines have served to inform several projects since then, including the revitalization of the Philosopher's Walk area and Phase I of the King's College Circle upgrades.

The Front Campus at St. George- the University's signature open space

Huron Washington Parkette (UOS)- located in the northwest sector of campus provides active playspace for children within the area.

Frontage - green in front of the Pharmacy Building

The University precinct is entered from the south through a prominent green space flanking Queen's Park Crescent at College Street.

The Varsity Stadium redevelopment incorporated civic and streetscape improvements along Bloor Street and Devonshire Place including the addition of benches, street trees and a ramping public space that provides a place for public engagement along this busy strip in the northeast sector.

Varsity plaza - Bloor Street

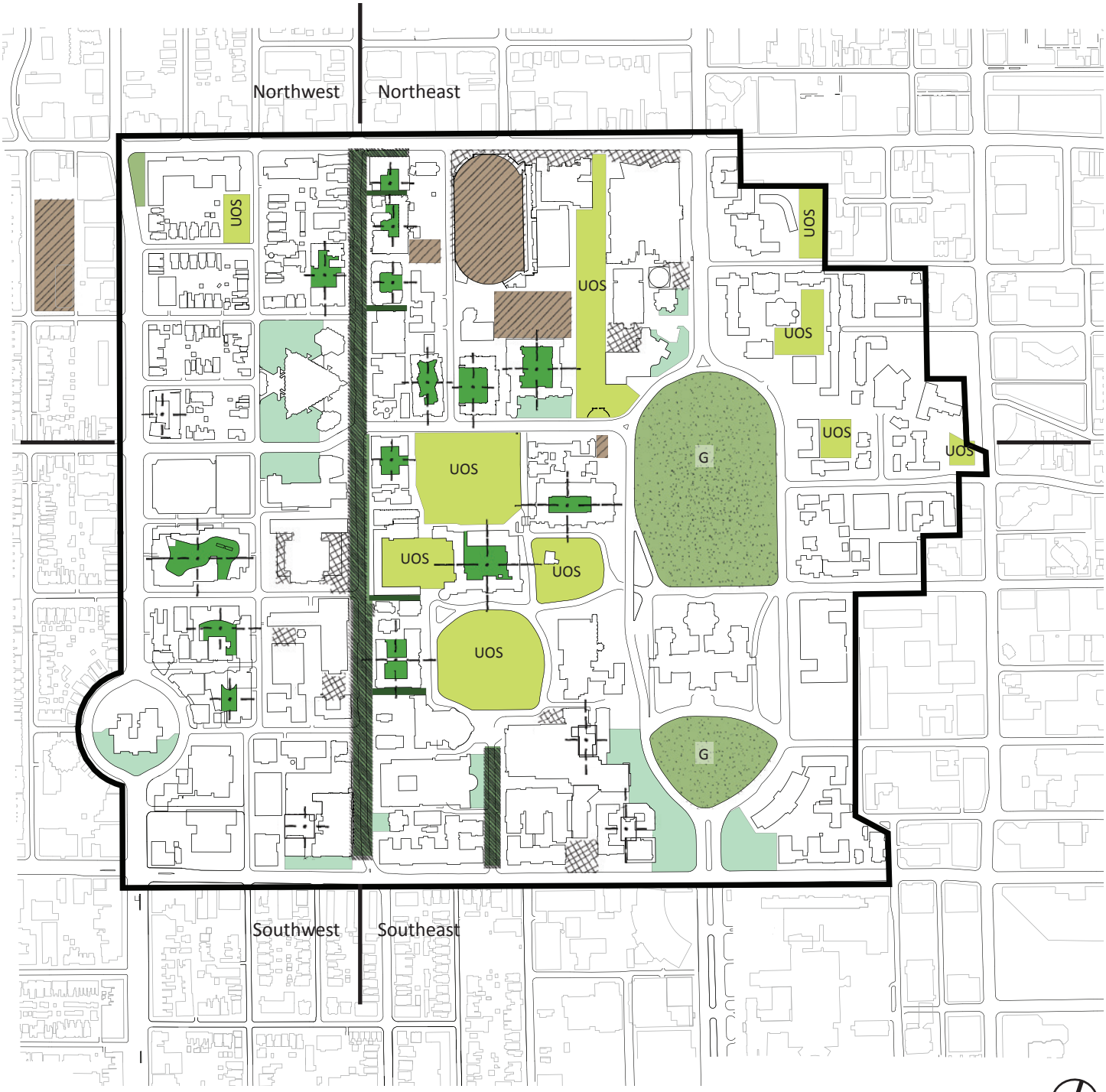
Luminato Festival in Queen's Park (2010)

Queen's Park north is owned by the University and leased to the City of Toronto. It functions as a major City park and location for numerous events and festivals. The Park divides the University campus with St. Michael's College and Victoria College located east of the park.

Existing Open Space

The University of Toronto Area Open Space map highlights the contrast between the abundance of prominent, well-defined open spaces in the east campus and the relative lack of significant open spaces in the west campus.

The individual open spaces on the St. George campus are part of a larger, campus-wide framework of spaces linked together by attractive pedestrian routes, and rendered coherent through the consideration of views and gateways, landscaping and planting, lighting and seating, and other design elements.



University of Toronto Area Open Space Map

UOS — University Open Space; City of Toronto Zoning

G — Queen's Park; City of Toronto Zoning

Lawn/Frontage

Athletic Space

Forecourt/Plaza

Green Courtyard/ Academic Quad

Paved Courtyard

Streetscape

Passage (pedestrian link)

Open Space

Front Campus/ King's College Circle

The Front Campus, zoned UOS and located in the southeast quadrant, hosts numerous events including the ceremonial march of graduating students each spring, as well as cultural events and art installations. It also provides playing fields for the University community and outside users including soft-ball leagues and Camp U of T each summer.

The Front Campus acts as a forecourt to the iconic University College building, maintaining its visibility and prominence within the campus.

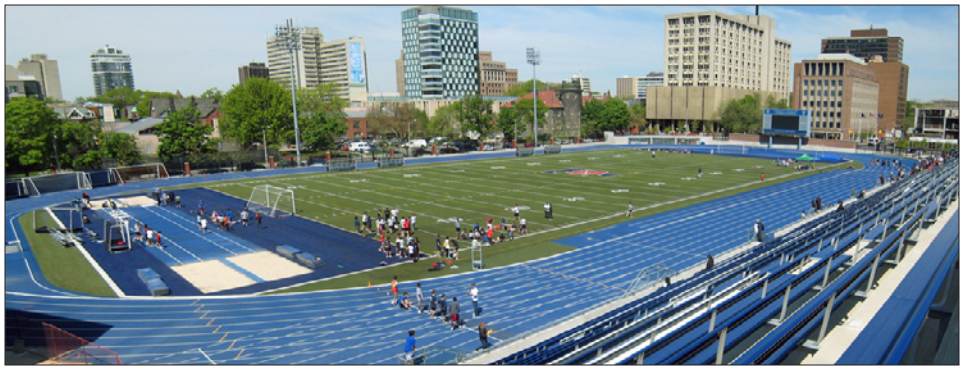
Back Campus

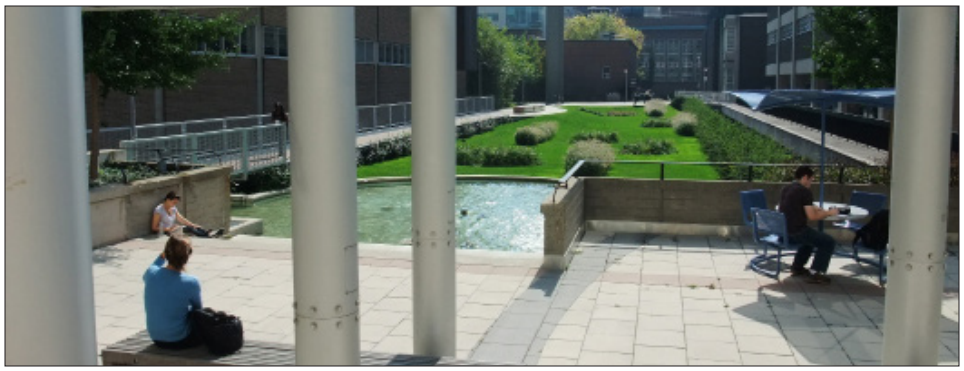
The Back Campus is also zoned UOS and located in the southeast quadrant.

It accommodates playing fields for the University and larger community, but also for cultural events and art installations year round.

Varsity Stadium

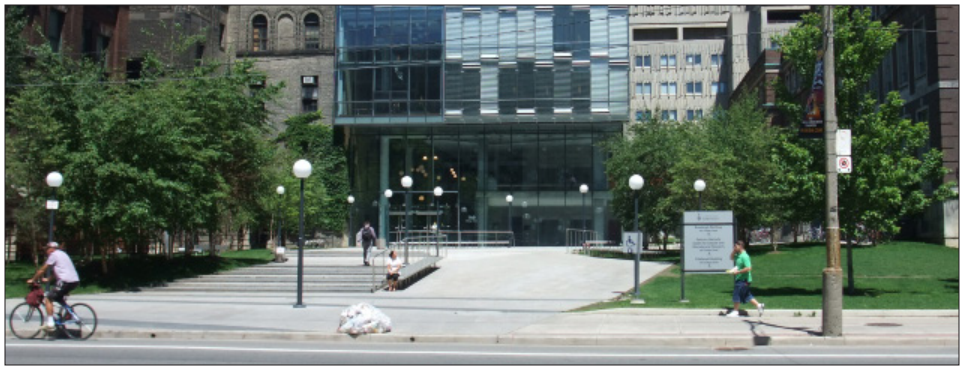
In the northeast sector of campus, one of the most notable new improvements has occurred on the site of the Varsity Stadium. Here, an artificial turf sports field and tracks provide the University of Toronto community with state-of-the art active outdoor althletic spaces. In winter, the field is covered by an inflated dome allowing for all-weather sports and recreation programs to occur.





Davenport Lash Miller Garden

Courtyards, quadrangles and plazas defined by the buildings that surround them are typical of the southwest sector. These include New College's quadrangle defined by Wetmore and Wilson Hall; forested courtyards within the Earth Science complex; the Bahen Centre plaza; and (shown left) the recently completed Davenport Lash Miller Garden defined by the Lash Miller, McClennan Physics and Astronomy buildings. The garden functions as a green roof installed above existing facilities.



***Centre for Cellular & Biomolecular Research** (CCBR)*

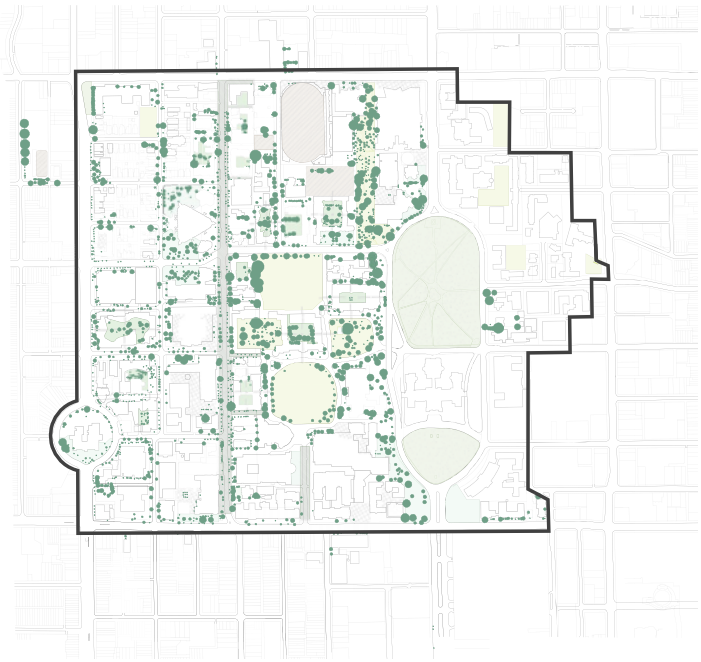
The entry forecourt to the CCBR softens the building edge along College Street and provides opportunity for public connection and engagement at street level. Drawn into the building across this plaza, an interior 'street' links pedestrians through the building to King's College Circle to the north. The interior space provides food service amenities, and is open to the broader community.

University College courtyard

Many quadrangles include exterior covered passageways on one or more sides, as seen here, allowing for circulation space sheltered from the elements.

Open Space

Trees add significantly to the experience of open space. The University's full tree inventory has been mapped, with street trees, and tree canopy and is useful in identifying areas that could be improved. Trees have been planted on numerous sites across campus over the last decade, leaving few additional locations for significant tree planting.



St. George Campus 2008 Tree Inventory

The map above shows the University's full inventory of street trees and tree canopy.

St. George Street landscaping

Residential tree canopy; Huron-Sussex neighbourhood

70 Japanese flowering Sakura trees were recently planted on the Robarts Library southern lawn

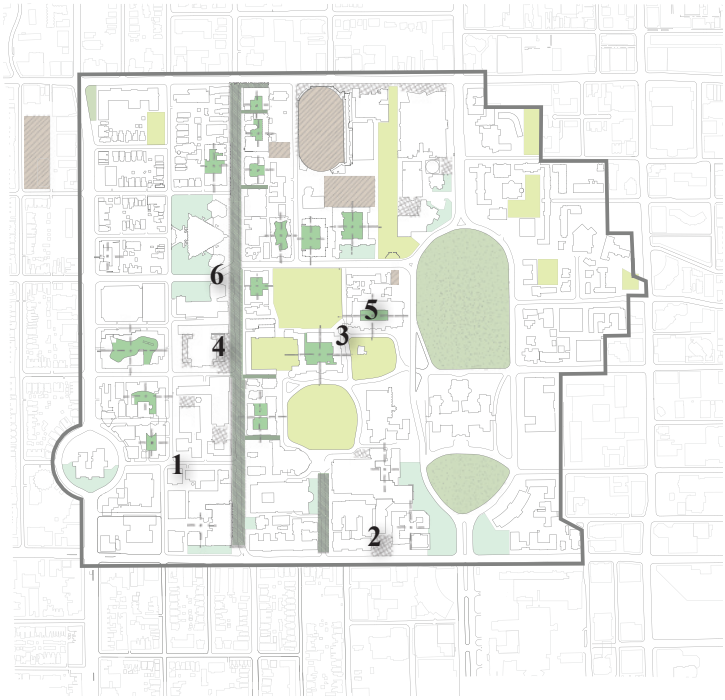
1. 'Cedars' - Walter Yarwood

2. 'Spirit of Discovery' - Veronica and Edwin Dam de Nogales

3. 'Chaos Speaks' - Bill Vazan

4. 'Horizon' - Walter Yarwood

5. 'Complexes of a Young Lady' - Sorel Etrog



Selected public art installations on St. George Campus

6. 'Mooseconstrue' - Chalres Pachter

Outdoor Art

The collection of outdoor art is extensive across campus and continues to grow. Despite there being no formal requirements, recent new capital projects have provided the impetus for the commissioning of new works of art, including *The Spirit of Discovery*, located along the west garden forecourt to CCBR. Placement of such works of art is reviewed by the University Art Committee and the Design Review Committee.

A recent project calls out the location of former Taddle Creek, referencing its history within the landscape of Philosphers' Walk.

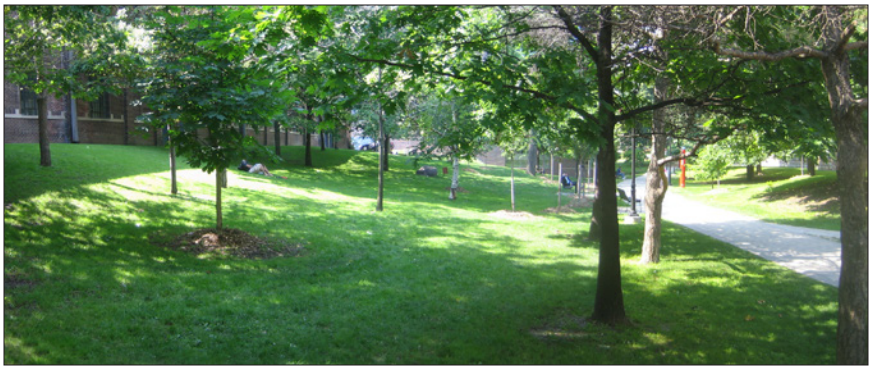
Recent Projects

The following projects, several of which were identified in the *1999 Open Space Master Plan* as opportunities, have been implemented over the last decade. These projects set a high standard for future open space on the St. George campus.

Philosopher's Walk

Philosopher's Walk provides pedestrian access through the northeast sector of campus along a ravine landscape originally created by Taddle Creek, which was once a waterway flowing through this area of the City. A phased master plan for its revitalization was prepared in 2006, with many of the recommendations recently completed. The master plan called for strategies that would recognize the Walk as an evolutionary landscape and preserve its cultural heritage. Work has involved extending the bridge to the Edward Johnson Building; the reconstruction of the Bennett Gates at the south end, replacement and consolidation of walkways, the addition of benches, and the construction of a 20 to 30 seat open-air amphitheatre. Remedial work has also occurred to rectify damage due to adjacent construction at the Royal Ontario Museum and the Royal Conservatory of Music.

The Philosopher's Walk area is designated municipally as University Open Space (UOS) and development plans underway for the adjacent Faculty of Law, Faculty of Music and former McLaughlin Planetarium sites must consider this regulation.



Urban Agriculture

Urban agriculture and gardening is expanding in popularity on campus. Student groups contribute through the planting of available areas on campus. Locations include the perimeter of Hart House; the Medical Science Building podium; a 'sky garden' at Civil Engineering; and outside the southeast podium of Sidney Smith Hall. Each location is planted with vegetables, fruits and herbs. These items are harvested and sold at the University's weekly farmers' market and used in the student run 'Hot Yam' cafe.

Willcocks Avenue has been transformed into Willcocks Commons as part of the "Walking Strategy" pilot project with the City of Toronto. The space was officially opened with a "Food to Table" festival that included food vendors, demonstrations and street performance. The University farmers market has been relocated here in good weather.

Students seen here, in the foreground, are lounging on the artificial turf grass that was installed across the paving, as part of the pilot project.

Willcocks Street

The Huron-Willcocks Street intersection has been neglected since the construction of the Earth Sciences Building when landscape improvements were eliminated from the budget. In May 2008 Willcocks Street, between St. George Street and Huron Street, was the subject of an ideas design competition that visualized the area as a pedestrian-only open space. The winning entry provided a vision that unified streetscape and provided spaces for outdoor activities year round, including the proposition of a skating rink.

In 2010 City of Toronto planning staff approached the University requesting this area, and the southern end of Devonshire Place, be included as part of a pilot *Walking Strategy* project. The street has been closed to vehicular traffic and populated with planters, street furniture, WiFi for computing, new surfacing and street graphics to provide additional open space pedestrian amenity. Because of the success seen in the pilot year, plans are underway to permanently close the street to vehicular traffic, thus providing ongoing amenity in the sector.

(left) Perspective rendering of the competition winning entry by CS&P Architects of the Huron-Willcocks Street open space Ideas Competition

Native Students Association garden outside Hart House

Impact on the Master Plan

Opportunities and Challenges

This Master Plan calls for continued effort to improve open space on campus, with a particular focus on the west campus. *Investing in the Landscape's* Primary Objectives remain relevant and in effect.

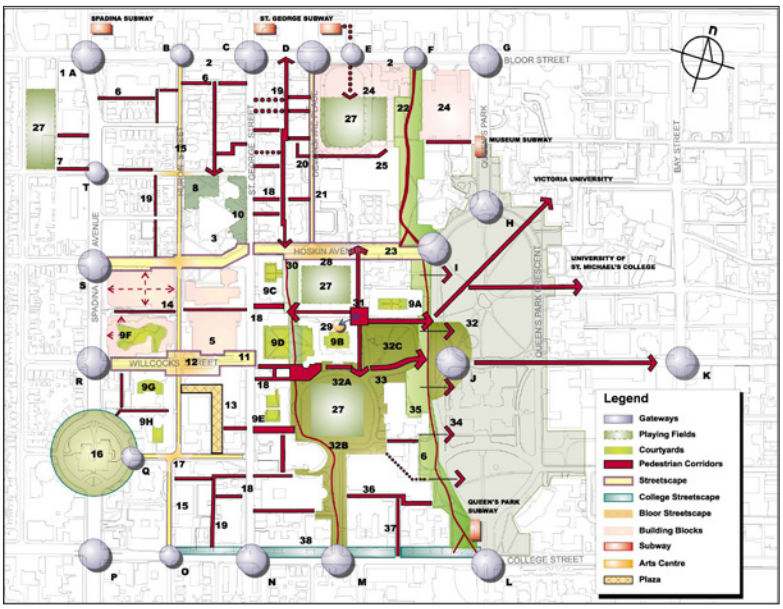
Priorities through 2030

1. *Investing in the Landscape* highlighted key opportunities related to open space and recommended specific strategies. Six demonstration sites that remain important in this plan are:

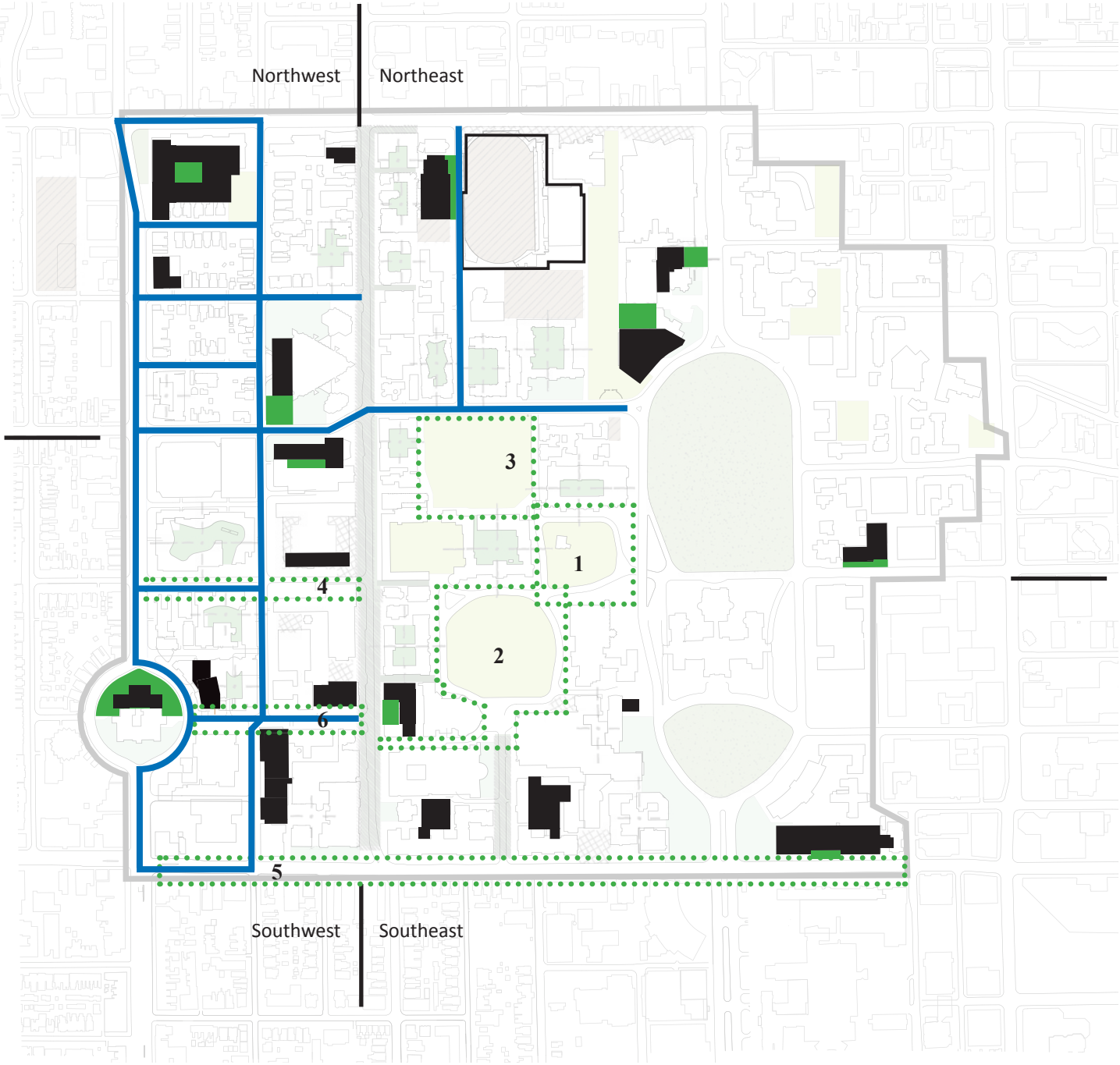
   i. Hart House Green/Queen's Park/Wellesley Street
   ii. King's College Road/Circle Precinct
   iii. Back Campus/Tower Road
   iv. Willcock's Street/Sidney Smith Hall/New College/Huron Street
   v. College Street
   vi. Spadina Circle/Russell Street

Other Priorities include:

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



Open Space Opportunities from Investing in the Landscape (1999)



Open Space Priorities through 2030

Priorities

Investing in the Landscape Demonstration Sites

1. Hart House Green/Queen's Park Wellesley Street
2. King's College Road/Circle Precinct
3. Back Campus/Tower Road
4. Willcock's Street/Sidney Smith/New College/Huron Street
5. College Street
6. Spadina Circle/Russell Street

Partner with City for streetscape design and Civic improvements

Create new open space amenities on development sites

Development Sites

Regulations and Guidelines

The *City of Toronto Official (Secondary) Plan for the University of Toronto Area (1997)* provides the University with approved zoning on a site-by-site basis for key development sites across the St. George campus. Beyond identification of zoning permissions for development, the Plan identifies significant open spaces for preservation and maintenance through the designation of University Open Space (UOS) including the Front Campus, Back Campus, Philosopher's Walk, Queen's Park and adjacent areas on the Victoria University and St. Michael's College campuses.

Urban Design guidelines contained within the Secondary Plan proscribe in detail the open space and related landscape design provisions for each of the original 28 development sites identified and include design principles relevant to open space including many that remain equally relevant today:

- New buildings will be sited in a manner that clearly defines and gives form to the edges of streets, open spaces and mid-block pedestrian routes.
- The height and mass of new buildings will achieve the appropriate relationship to the scale of adjacent streets and open spaces ensuring access to sunlight and sky view and shelter from prevailing winds.
- High quality and usable open spaces which continue the pattern of university open space types and are physically and visually linked to the streets, parks and mid-block pedestrian routes, will be provided in conjunction with new development.
- High quality coordinated landscape improvements will be provided in a manner which will promote access, orientation, and confidence of personal safety and enhance the structure, amenity and notable special characteristics of the district.

The 14 University sites remaining in the Plan have been revised to reflect current urban design thinking and to reflect the intensification of development required for future expansion. Open space and landscape design provisions have been carefully reviewed and identified for approved and new sites individually under Sites & Sectors.

Investing in the Landscape – Open Space Master Plan (1999), prepared by a multi-disciplinary consultant team led by Urban Strategies, is both wide in scope and fine in detail. The Plan was commissioned to make recommendations on the spaces between buildings on the St. George Campus as a complement to the Area Secondary Plan. It identified primary landscape objectives, included over seventy recommendations, created a revitalization armature and listed six demonstration sites where the objectives of the plan would be most appropriately implemented. This Plan remains relevant today and continues to define many of the landscape objectives to be achieved in this next era of campus development. Its ten Primary Objectives remain relevant to the current Master Plan:

1. *The considerable energy of the University should be focused toward the common goal of achieving the highest quality design for the campus open spaces.*
2. *The University should require all building projects, including the identified University Development Sites, to improve public open space.*
3. *The University should participate in the planning, design and construction of capital works that will unify the separate open spaces of the campus and the City, within this important district of Toronto.*

4. *The University should establish a Pedestrian Priority Zone to implement the policies in the University Master Plan and the Part II Official Plan, which place a high priority on the quality of the pedestrian environment on campus. This zone should include the reduction of surface parking in the primary open spaces of the campus.*

5. *The University should encourage and support community and cross-jurisdictional partnerships in open space and streetscape enhancements.*

6. *The University should place a high priority on the preservation of existing mature trees and support all activities that will enhance and increase the overall tree density on campus open spaces and streetscapes.*

7. *On the West Campus, the University should place a priority on developing a significant open space and on improving the streetscapes.*

8. *The open spaces on campus should support and promote the activities of the academic programs and represent the cultural diversity of the University community.*

9. *The University should promote opportunities to increase public art on the campus.*

10. *The University should increase investments in open space improvements. These improvements should, over time, achieve a consistent palette of material use on campus and promote long-term life-cycle design and construction methods. The investment should be protected by providing sufficient resources for high quality maintenance of open spaces.*

Back Campus "Demonstration Site 3" - from Investing in the Landscape (1999)

Background

The natural environment for the St. George campus is defined in large part by its mature trees and variety of green spaces, providing a significant oasis within the City's intensifying urban fabric. However, today's campus environment is relatively simple compared with the complex ecosystems and watersheds that once occupied the site.

As the University community becomes more interested and aware of its place in the greater urban environment, the regulation, conservation, stewardship and enhancement of the campus's natural environment and its underlying ecosystems are topics of great interest and concern.

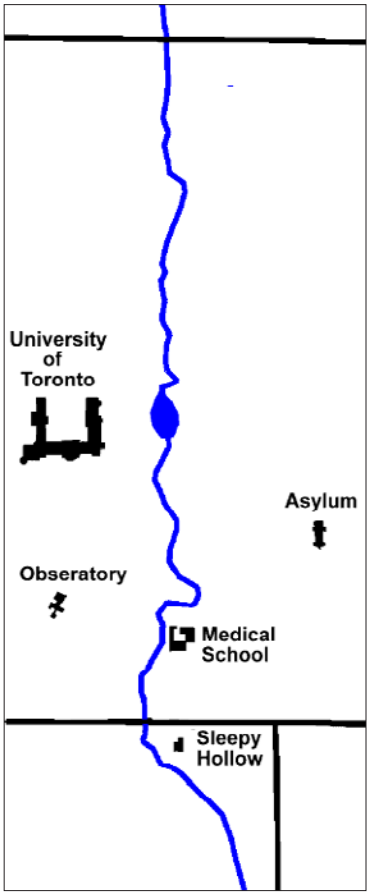
Steps being taken toward increasing the campus environment's habitat, biodiversity and watershed integration, include:

- green roof retrofits;
- design for natural rainwater infiltration;
- creation of native and adaptive species forest ecosystems; and
- general tree planting, inventory, and husbandry.

These are all measures intended to help increase the campus functioning as an ecological asset in the greater urban environment.

Although Toronto Region Conservation Authority (TRCA) legislation does not pertain to the St. George campus, City of Toronto regulations govern the University's lands regarding tree removal and maintenance, as well as recent requirements for the inclusion of green roof technology in new construction projects.

In considering the campus environment, Planning Principles CAMPUS ENVIRONMENT and SUSTAINABILITY will be of critical importance.



Taddle Creek as a free watercourse circa 1860

Overview

Prior to European settlement in Canada, the area that is now the St. George campus was part of a carolinian forest ecosystem that covered most of southern Ontario. The oak and maple trees, stands of pine and wetlands were cleared for agricultural pursuit, followed by the establishment of the town of York, further urbanization, and eventually the founding of the University. Little remains of the site's original ecosystems. This is true especially west of St. George Street, where post-war expansion has involved higher building to site ratios, leaving little room for trees and green space. This relative deficit is being addressed, at least partially, through on-going tree planting initiatives.

Philosopher's Walk runs along what was once the Taddle Creek

A view northwards up University Avenue towards Queen's Park circa 1910

Taddle Creek is the primary hydrological feature of the St. George campus. A creek now in name only, the tributary was buried and contained by municipal infrastructure in the late 19th century. What remains is the meandering, stream-like topography that defines the Philosopher's Walk precinct. Considered in relation to the dense tree canopy at Queen's Park, Philosopher's Walk forms perhaps the most significant natural feature of the St. George campus.

Current Practice and Recent Projects

The University has taken steps to coordinate environmental planning among its three campuses. In particular, establishment of the Sustainability Board has brought together representatives from each campus to better coordinate, plan and execute energy and resource conservation efforts.

The Earth Sciences courtyard's Carolinian Forest Naturalization Project

Naturalization

There are three significant naturalization projects that have been undertaken on the St. George campus in the way of planting and providing space for forest ecosystems:

1. Carolinian Forest – Earth Sciences courtyard, north of Russell Street, between Huron Street and Spadina Avenue.
2. Boreal Forest – Earth Sciences courtyard, south of Forestry Department, 33Willcocks Street.
3. Zoowoods – St. George Street, south of Zoology Building, north of Sidney Smith Hall.

These ecosystems are both living laboratories for pedagogical purposes and unique green-space amenities for a campus largely devoid of species-supporting habitats. They were collaborative efforts between the respective academic departments and the University's Grounds Services.

Sustainability Office

The St. George campus Sustainability Office (SO) includes as its mandate the protection and enhancement of the campus' natural environment. The SO works with, and receives assistance from, several faculties and departments at the University including: Campus and Facilities Planning; Facilities and Services; the Faculty of Arts and Science; and the Faculty of Applied Science and Engineering.

Stormwater Management

The SO has applied for funds from the Toronto and Region Conservation Authority's Community Program for Stormwater Management to undertake, as pilot project, the installation of filters on a number of storm-drains in parking lots across the campus. If the application is successful, the filters will be collected by students to evaluate their performance in removing pollutants such as fats, oils, grease, hydrocarbons, heavy metals, and other suspended solids, from parking lot runoff.

Street trees on the St. George campus

Tree Inventory

A tree inventory, conducted by the University's Facilities and Services Department working with the Faculty of Forestry, was initiated in the mid 1990's with funding from the Provost and the City, and updated in 2010. The process resulted in a database detailing some 3,000 trees with over 285 species.

Tree Donation Program

Since 1994, donors have arranged for over 120 trees to be planted on the St. George campus as tributes, celebration and memorials. In acknowledgement of the aging tree canopy, the tree donation program aims to enhance and supplement planting on the St. George campus with an additional 3,000 trees over the next 10 years.

Thanks to a donation in 2005 by the Consulate General of Japan in Toronto's Sakura Project, the grounds surrounding the Robarts Library are graced with 70 flowering sakura, the Japanese cherry tree. The tree project symbolizes the growing friendship between Canada and Japan.

Recently completed green roof at St. Hilda's residence, Trinity College

Green Roofs

Green roofs take the form of roof retrofits to existing buildings, and also form public space amenity in new projects. Examples of green roof retrofits recently accomplished on the St. George campus include:

1. The Ellen Giles Garden, Student Family Residences, 30 Charles Street
2. St. Hilda's Residence roof garden, Trinity College
3. The Sky Garden, Galbraith and Sanford Fleming buildings
4. The Daniel's Faculty of Architecture, Landscape and Design green roof

The Sky Garden and the Daniel's Faculty green roof each serve academic research purposes as well as providing amenity. The Sky Garden is one of several pilot projects underway with the University of Toronto Campus Agriculture Project, a group that promotes farming as an efficient and sustainable means of growing food both on campus and in the city. The two residence examples are both accessible to the building occupants as additional, unique green spaces.

This red-tailed hawk is a regular visitor to the St. George campus

Green roofs that form public space amenity include the forecourt to the Centre for Cellular and Biomolecular Research (CCBR) that forms the rooftop to laboratories below, and the Davenport Lash Miller Garden that similary forms the rooftop to below grade service and academic spaces.

As part of its Green Development Standard, the City of Toronto implemented a Green Roof by-law in January, 2010. Its objectives include reducing the urban heat island effect; reducing stormwater management concerns; increasing local biodiversity; and generally improving city livability.

The by-law, that requires the inclusion of green roofs on new construction, generally applies to new buildings with a minimum 2,000 square metres of gross floor area.

Bird-Friendly Development

In order to decrease the incidence of bird-deaths due to building collision and disorientation/exhaustion, the City of Toronto has integrated bird-friendly development guidelines into its Green Development Standard. With an estimate of over one million birds killed annually in the GTA – representing 158 different species, 64 of which are in decline – the guidelines aim to make the city safer for migratory birds and help reduce the decline in North American bird populations.

Mandatory aspects of the guidelines include glazing treatments with a density pattern for the first 10 to 12 metres of a building above grade or green roof level. Turning off building lights (interior and uplighting) during the spring and fall migration periods is also strongly recommended.

Impact on the Master Plan

Opportunities and Challenges

The fact that the St. George campus is situated in an urban setting, shaped and influenced by human activity means there are fewer obvious environmental systems to protect than at the UTM and UTSC campuses. Indeed, the municipal and conservation authorities have little by way of environmental regulations – save for tree removal by-laws – that would inhibit construction and development activity on the campus.

Conversely, this apparent lack of a readily visible natural environment on the St. George campus presents unique opportunities for the University to take a leading role in augmenting, rehabilitating and re-establishing habitats and ecosystems that are able to co-exist with human activity in an urban setting. Incremental strategies such as providing habitat for local faunal species using native species and installing green roofs to return and retain habitat eliminated by development, are basic ways to improve the urban campus environment. Absorbing rainwater

Priorities through 2030

1. Where possible, use native species for planting.
2. Add green roofs to existing and new structures on campus to replace habitat lost by development.
3. Introduce permeable surfaces, where possible, to enable rainwater infiltration and reduce loads on storm/sewer systems.
4. Integrate research initiatives to increase sustainability on campus as part of the greater Toronto ecosystem.

on-site by enabling infiltration through permeable surfaces will improve the quality of the local watershed and reduce loads on the antiquated combined storm/sewer system that serves the campus. Research initiatives from University academic departments could inform and suggest innovative ways to increase sustainability on campus as part of the greater Toronto ecosystem.

Regulations and Guidelines

The *University of Toronto Environmental Protection Policy* was originally drafted in 1994 and was updated in 2010. The policy includes principles that mandate the protection and enhancement of the local and global environment including the following requirements of the University to:

- *meet and, where feasible, exceed compliance with applicable federal, provincial and local environmental regulations and other requirements to which the University subscribes;*
- *operate so as to minimize negative impacts on the environment;*
- *adopt practices that reflect the conservation and wise use of natural resources; and*
- *respect biodiversity.*

The *City of Toronto Green Development Standard* includes by-law provisions for the installation of green roof assemblies on new commercial, institutional and residential development with a minimum 2,000 square metres of gross floor area in the *City of Toronto Green Roof bylaw*. The same standards include *Bird-Friendly Development Guidelines* as part of the Migratory Bird Policies adopted by City Council in January 2006.

Background

Sustainable development is widely known as that which "meets the needs of the present without compromising the ability of future generations to meet their own needs". This definition was first used in *Our Common Future*, a 1987 report by the United Nations World Commission on Environment and Development. In the two decades since, much has occurred in both research and promotion of, and commitment to, sustainability. This timeline is marked with global commitments to reverse climate change, such as the Earth Summit in 1992, and adoption of the Kyoto Protocol in 1997; as well as establishment of policies, principals and organizations specific to the built environment: the Hannover Principals developed for Expo 2000; and the US Green Building Council (USGBC) in 1993, with the Canadian Green Building Council (CaGBC) established in 2002.

For the University of Toronto, this Master Plan further identifies SUSTAINABILITY as an overarching planning principle and defines it in the context of University development:

> 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.

The University of Toronto has long been a strong proponent of sustainable development. As early as the 1970s during the oil crisis, the University engaged environmental engineers to review and make recommendations on the best practices in the use of energy. Three decades later, the legacy of those early practices is evident on campus. Further, the University made gains in this area with the establishment of the Sustainability Board and its subcommittees, reviewing energy, capital projects, and funding models for sustainable initiatives. The University has constructed an increasingly impressive list of building and landscape projects that follow strict sustainable principles.

University of Toronto's Facilities and Services provides facts and figures related to sustainable practices ongoing since the 1970's.

The University accommodates a wealth of building infrastructure required to house the research, teaching and administration of its programs. The St. George campus alone includes over 200 buildings comprising well over a million square metres of building area. Many of the University's most intriguing new buildings integrate environmentally sustainable measures. Nevertheless, recent evaluation of the existing building inventory has revealed serious deficiencies and an urgent need for renovation and repair to improve environmental performance.

The University of Toronto is committed to being a sustainability leader in the city, as well as the country, through its progressive operations standards as well as its cutting edge research and education in the field. It strives to increase energy and water efficiency, in addition to creating and maintaining healthy interior environments. With recent public opinion polls ranking the environment as one of the most critical issues among voters in Ontario, the University must continue to embrace this marked trend in values particularly as is continues to compete for the most gifted faculty and students.

Current Practice

In 2009, President Naylor committed the University to increased sustainability by signing, along with 19 other signatories from across the province, the *Ontario Universities Commitment to a Greener World*. Among other things, these institutions made a commit to work together to:

- build new facilities in accordance with principles of sustainability and energy efficiency;
- renovate existing facilities to improve energy efficiency;
- seek to preserve green space on their campuses wherever possible; and
- develop institutional environmental sustainability plans with measurable objectives.

Knox College walkway has been planted with native drought resistant plant materials.

Design Standards

The current standard, *Part 1, Section 5 of the University of Toronto Design Standards*, includes specific Environmental Design requirements including the minimization of energy and water use; eco-friendly material choice; the control of effluents and emissions; coordination with the outdoor environment; recycling and waste management; and monitoring of environmental performance. This standard, along with an environmental design check list, has been used for all capital projects over the last decade as a means of ensuring that the design team considers all aspects of environmental sustainability during the design phase of the project. An updated version of the standard is to be implemented in 2011 and proposes CaGBC's Leadership in Energy and Environmental Design (LEED®) 2009 Silver certification as a target, calling out minimum compliance for each credit.

In addition to this particular section, other sections such as *Part 1, Section 6* describe the University's approach to landscape and include sustainable practices.

St. Hilda's Residence at Trinity College: accessible green roof

Tri-Campus Sustainability Board

The Tri-Campus Sustainability Board was formed with membership from the three University campuses to provide resources for the sustainability offices, a platform for their cooperation, and a basis for their accountability. The Board:

- will help the individual campuses find opportunities to coordinate their agendas and priorities with the other campuses on University-wide initiatives;
- oversees the University of Toronto's tri-campus collaboration regarding environmental sustainability; and
- works to ensure that the high quality of life experienced within the University community is provided in a financially viable and ecologically appropriate way.

Cycling around campus is encouraged with the placement of numerous bicycle locking stands

Energy & Resource Planning Committee

One recommendation of the 2007 *Project Committee Report for the Energy Efficiency Project on Lighting Retrofit and Chiller Replacement* was that a comprehensive energy plan for all three campuses be produced to address the long range requirements of the University. Such a plan would result in an Energy Infrastructure Renewal Plan for the University. In the fall of 2008 it was decided to plan on a campus by campus basis.

Facilities and Services is currently working toward an Energy and Water Plan for the St. George Campus to comply with the requirements of the Green Energy Act and the Water Opportunities Act. The Plan, in progress at this writing, includes review of and discussion on the following:

- An energy and greenhouse gas inventory
- Energy and water consumption of campus buildings
- Energy supply
- Related university policies and guidelines
- Proposed infrastructure projects to extend district energy systems to new facilities
- Proposed projects to reduce the amount of energy and water purchased by the campus

Financial Aspects of Sustainability in Capital Projects Committee

The University's existing Environmental Protection Policy addresses the physical nature of the University environment under the umbrella of 'administrative functions'. The physical environment of the three campuses, their buildings, landscapes and infrastructure, requires a strong commitment to the 'triple bottom line' of socially, environmentally and economically responsible building practices. Recognizing the growing need and demand for sustainable practices within our physical environment, the University's Tri-campus Sustainability Board convened a sub-committee to review the financial aspects of sustainability in capital projects.

Stemming from the discussion of this sub-committee has been the establishment of the Energy & Resource Management Fund, a revolving-loan fund that provides financial support to projects looking to implement sustainable measures in existing and new buildings on campus. Similar funds are available, and have had wide success at universities including distinguished American schools such as Harvard University and, closer to home, the University of Guelph.

St. George Campus Sustainability Office

The Sustainability Office (SO) was established by the University's Environmental Protection Advisory Committee in 2004. The scope of the widely supported SO falls within the University's Environmental Protection Policy. Its purpose is to reduce the environmental impact of operations on campus by bridging sustainability research and institutional practices across all three campuses, and engaging students, staff, and faculty in contributions towards an increasingly sustainable campus.

The Sustainability Office's short term mission is to substantially reduce the consumption of energy and other resources at the University. Over the medium term, the SO will develop and employ policies and programs to increase energy conservation, green space and reduce waste in all the decisions, practices and procedures of the University. In the long term, the goal is to create a culture of sustainability at the University of Toronto, which will be reflected in its functions and operations, resulting in tangible environmental, economic and social benefits.

CCBR Interior courtyard (top)

CCBR College Street facade is constructed of a double layer of glazing to provide controlled natural ventilation (left)

Recent Projects

In recent years new construction on campus has begun to include an increasing array of sustainable design measures. Examples of recently completed projects, which incorporate innovative sustainable design include the following:

255 McCaul Street Renovation for Facilities and Services and Real Estate Operations
Under the CaGBC LEED® for Commercial Interiors rating system, this project, designed by Montgomery Sisam Architects, has achieved certification at the Gold level. Strategies used in this project include specification of Energy Star energy-saving appliances; inclusion of a rain water recycling system; provision of a bike storage facility; occupant access to ample natural light; recycling of construction waste; and use of materials sourced locally. A green wall in the entrance lobby is used also by the buildings exam centre. A similar green wall application is located at the Multi-Faith Centre, designed by Moriyama Teshima Architects, in the Koffler Building.

Terrence Donnelly Centre for Cellular and Biomolecular Research
Although not formally certified under the CaGBC LEED® program, this award-winning facility was designed using sustainable design practices by Behnish, Behnish & Partners in joint venture with Architects Alliance. The building utilizes a double façade on the south side to provide controlled natural ventilation and energy conservation, and includes multi-storey interior bamboo gardens.

Impact on the Master Plan

Opportunities and Challenges

When considered in the early stages of design, sustainable building or green design can be incorporated into a project without excessive additional cost. Incorporating sustainable design elements into existing buildings is much more complex. Nevertheless, there is considerable potential value in making appropriate sustainability-related upgrades to existing buildings across campus, given 81% of facilities on the St. George campus are more than 30 years old.

The new decentralized budget model is helping foster a team approach to building sustainable capital projects. With the cost of maintenance and operations now the responsibility of each division, the demand for long term cost savings through the provision of energy and water conservation is far more common. Cost benefit analyses facilitate an understanding of the relationship between up front capital costs and potential long-term cost savings. However, many other sustainable building practices, though beneficial to the overall environment, are not as easy to quantify. For example, green roofs benefit individuals who have visual and physical access to them; help to reduce storm water runoff; and provide natural habitats for native plants and animals. However the cost to build and maintain green roofs is not sufficiently offset by the energy savings they provide by their enhanced insulating properties. Nevertheless, demand for this and other sustainable practices will likely grow in concert with the increasing awareness of the value of sustainability in our society.

Priorities through 2030

1. Implement an Energy Plan for the St. George Campus.
2. Explore the expansion of a the Energy & Resource Management Fund - a revolving loan fund to support sustainability projects.

Regulations and Guidelines

Numerous regulations and guidelines have been developed over the last two decades in an effort to improve the quality of our environment. The University is governed by both its own policy, and standards required by municipal and provincial bodies.

University of Toronto Environmental Protection Policy

The University established the University Environmental Protection Policy in 1994, making the first steps towards a holistic approach to sustainability across the University. The intent of the Policy and its fundamental principles and objectives, updated in 2010, remain strong.

The policy, in part, states "The University of Toronto is committed to being a positive and creative force in the protection and enhancement of the local and global environment, through its teaching, research and administrative operations…".

University of Toronto Design Standards

The University Design Standards apply to all capital projects and include requirements to:

- minimize energy use and water use;
- ensure eco-friendly material choice;
- control effluents and emissions;
- regulate recycling and waste management;
- measure and monitor environmental performance.

This standard, along with an environmental design check list, has been used for all capital projects over the last decade, as a means of ensuring that the design team considers all aspects of environmental sustainability during the design phase of the project. An updated version of the standard is to be implemented in 2011 and proposes CaGBC's Leadership in Energy and Environmental Design (LEED®) 2009 Silver certification as a target, calling out minimum compliance for each credit.

The Toronto Green Development Standard

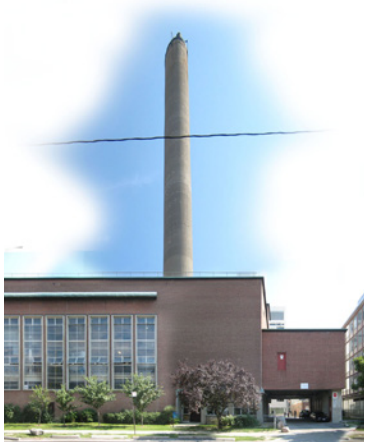
The Toronto Green Development Standard contains performance targets and guidelines that relate to site and building design to promote better environmental sustainability of development. The Standard is a 'made-in-Toronto' approach that integrates existing City guidelines and targets with standards from private rating systems such as LEED® and Green Globes. The Toronto Standard is not intended to compete with rating systems like LEED®, but to ensure that when there is a desire to 'build green' in Toronto, local environmental objectives are met.

Background

'Infrastructure' refers to the campus-wide systems that:

- power the University's buildings and facilities;
- provide piped services such as water and gas to them;
- dispose of waste from them; and
- buildings themselves, and their ongoing maintenance.

Since the 1970's, environmental legislation and the rise in the cost of resources have played an important role as catalysts to the University of Toronto Infrastructure Plan, the goal of which is to minimize environmental impact incurred through campus expansion and the upgrading of existing buildings and landscapes. Further, the planning principle SUSTAINABILITY, which states "The University of Toronto is dedicated to maintaining its position as a leader in sustainable campus practices, places and innovation…", must be considered with respect to all campus infrastructure planning going forward.



The Central Steam Plant is located in the south-west quadrant of campus

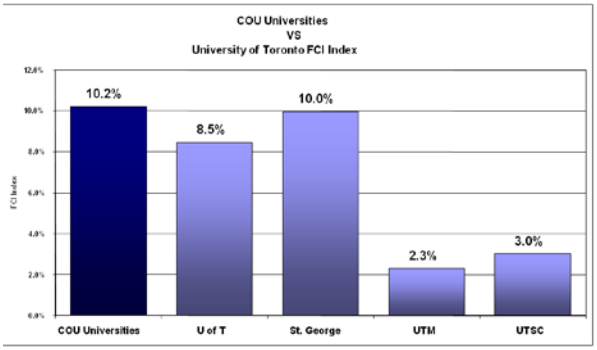
Infrastructure in Support of Operations

In 1912, the University of Toronto installed a district energy system, the third in Canada providing heat and a limited amount of power to the campus. Steam and a small amount of direct current electricity were distributed from a coal-burning plant just west of Queen's Park to buildings across campus via a concrete tunnel. Today there are approximately 3.1 km of tunnels; an additional 3.5 km of steam, condensate and chilled water piping are buried in the ground.

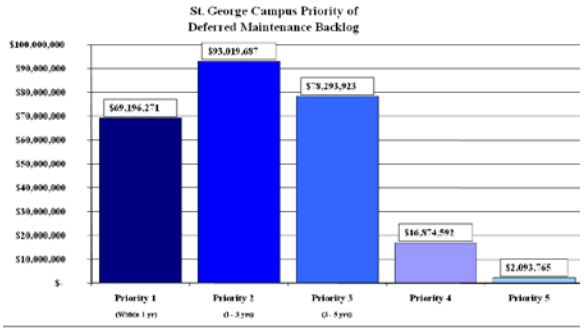
The original plant was replaced in the 1960's by the Central Steam Plant, located at 17 Russell Street. The Central Steam Plant serves the majority of academic and administrative buildings on campus, as well as affiliate colleges and outside purchasers. Enwave Energy Corporation's district energy system provides heat to campus buildings, which have either been purchased and are already connected to the system, or which are geographically too remote to connect to U of T's district plant. Chilled water for air conditioning approximately half the buildings on campus is provided by three chiller plants: the Northwest Chiller Plant (NWCP); the Southwest Chiller Plant (SWCP) in the Bahen Centre; and the Southeast Chiller Plant (SECP) in the Medical Sciences Building; stand-alone systems serve the remaining 50 percent.

Power from Toronto Hydro enters the campus via the Cecil Street substation. In some cases, buildings receive power directly from Toronto Hydro because: they are geographically remote from the U of T grid; they were not originally owned by the University; or the University's distribution infrastructure is unable to handle the additional loads.

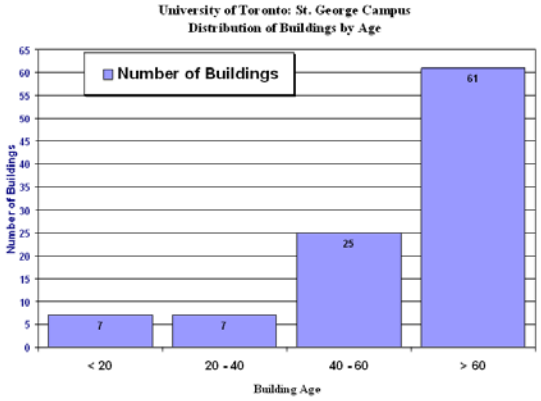
Infrastructure



Taken from the Vice President Facilities and Services 2010 annual report on Deferred Maintenance, this graph illustrates two key points. With a Facilities Condition Index on the St. George campus of 10 – our overall campus buildings are at the bottom threshold. The University's other two campuses are in "good to excellent" condition with FCI's under 5.



For Priorities 1-3 we currently have estimated $241M of Deferred Maintenance on the St. George campus.



The average age of buildings centrally maintained on the St. George campus is 80 Years. The University has not had sufficient money over many decades to renew these buildings, thus the list of deferred maintenance items continues to grow.

The University of Toronto Infrastructure Plan strives to find a balance between redundant or backup systems, and resource efficiency. As technologies and systems continue to evolve, becoming more integrated and efficient, individual technologies are often synchronized to complement one another i.e. heat recovery. A centralized plant allows innovative technologies such as combined heat and power (cogeneration), steam absorption chilling, and/or condensing heat recovery.

Infrastructure: Deferred Maintenance

For some time, the Ontario Ministry of Training Colleges and Universities (MTCU), and universities themselves, have known that all post secondary institutions have serious deferred maintenance issues. In June 1999, University Vice Presidents through the Council of Ontario Universities (COU) and MTCU agreed to initiate the Facility Condition Assessment Program (FCAP). At a high level, FCAP provides greater understanding of the issue of deferred maintenance (DM): both within institutions themselves and within the Provincial Government by quantifying and benchmarking the DM liability across all Ontario universities. At the institutional level FCAP provides a rigorous process of site inspections, creating credible data; an ability to identify and prioritize DM items; an ability to track, create funding scenarios; and the ability to make a case for funding and ultimately manage this issue.

The FCAP program has been very successful and the sector annually prepares a report to the MTCU. With this detailed, credible data in hand, the University has been able to incorporate deferred maintenance into our capital planning reports and construction projects.

The average age of the 100 centrally managed buildings on the St. George campus is 80 years. Expressed in gross square metres, and including Federated, Affiliated and residential buildings, the average age of facilities is 48 years. The difference represents the gap between smaller, older buildings and larger ones built more recently. Nevertheless, at 48 years, the average overall age of building area on the St. George campus remains high. Renewal of these buildings is extremely expensive and U of T has not had sufficient money over many decades to renew these buildings. Thus the list of deferred maintenance items continues to grow.

As limited funds are available to address deferred maintenance issues, the University must consider numerous factors to determine which renewal projects to undertake. Factors including Health and Safety, risk assessments and capital planning and institutional priorities, are weighed to determine projects that will multiply benefits and stretch funding opportunities.

Current Projects and Recent Practice

In 2006, a study compiled by Sebesta-Blomberg assessed U of T's central utility systems (steam, electricity, chilled water) and recommended a fiscally sustainable model for thermal, electricity and chilled water production and/or distribution. The report concluded that U of T systems and infrastructure are well-maintained, effectively managed, reliable and cost-competitive, and in some cases save the University significant dollars over alternative options. The existing system of tunnels allows quick access for repairs, pipes are protected from corrosion, and services such as data cabling can be installed without destroying landscaping and roads at grade. However, buried lines are considered a viable alternative as advancements in piping system technology have improved their reliability.

The report also suggested implementation of a Cost of Service or enterprise model for steam, electricity and chilled water, as a way to provide the needed capital funds in a smooth predictable way. The University's new budget model was implemented in 2007-08. The initiative's goal is to make departments more accountable for the space they use and the cost of operating it. This includes the cost of utilities which used to be a central expense. The University is already seeing a change in usage patterns as a direct result.

Department of Economics

The capital project to accommodate the Faculty of Economics in expanded space on St. George Street included significant upgrades to existing structures on site. The existing buildings were in extremely poor condition, with a total liability of $1.9M in deferred maintenance. In addition, the original house at 150 St. George Street was heritage listed. Facilities and Services supported the renovation with deferred maintenance funding, resulting in substantially renewed buildings.

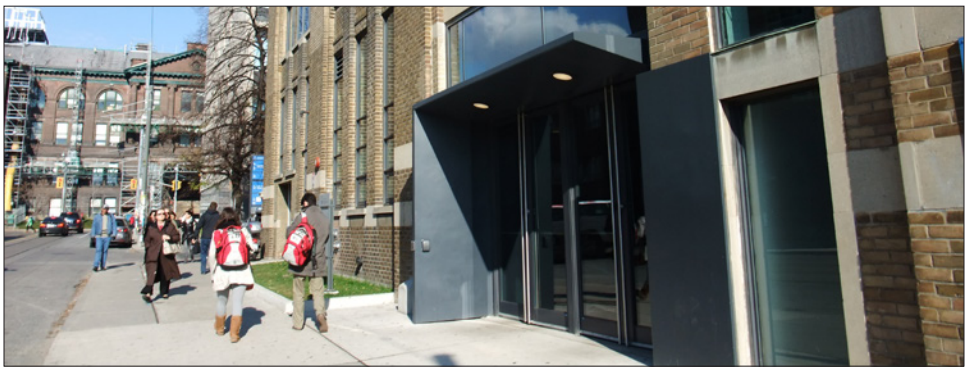
255 McCaul Street

Another example of building renewal that combined funding from deferred maintenance funds, within the context of a capital project, is the Exam Centre and central office space at 255 McCaul Street. Here, strict sustainable measures were put in place to achieve the first LEED® CI Gold project for the University of Toronto. The project included measures such as:

1. over 75% of construction waste recycled;
2. water savings of 62%; and
3. electrical savings of 15%.

The Department of Economics project addressed deferred maintenance for existing heritage structures on site.

Formerly a warehouse building for the Board of Education, this McCaul Street structure was rehabilitated to accommodate the University Exam Centre and offices for Real Estate Operations and Services showcasing sustainable building practices.



Inside the University Exam Centre, deferred maintenance issues were addressed and filtered through a comprehensive sustainablility program that included the integration of a green wall.

Impact on the Master Plan

Opportunities and Challenges

While sufficient excess capacity was built in to the delivery infrastructure installed at the beginning and middle of the 20th century, the limits of the campus distribution systems for heat, cooling and power demand careful planning for the future.

As infrastructure ties in with so many different aspects of the University's physical structure, it must also be considered when addressing other areas of the Master Plan such as: Sustainability, Environment, Deferred Maintenance, Safety & Security and Open Space.

Planning for infrastructure must consider campus expansion (growth in enrollment), upgrades to existing systems, as well as specialized requirements for an increasing number of highly sophisticated research laboratories. The plan must continue to minimize environmental impact while anticipating campus expansion and upgrades necessary to address deferred maintenance of existing buildings and landscapes.

Priorities through 2030

1. Maintain and update University of Toronto Infrastructure Plan
2. Maintain and update plan for addressing deferred maintenance utilizing Facility Condition Assessment Program (FCAP)

Regulations and Guidelines

Facility Condition Assessment Program (FCAP)

The Facility Condition Assessment Program (FCAP) provides greater understanding of the issue of deferred maintenance both within institutions themselves and within the Provincial Government by quantifying and benchmarking the deferred maintenance liability across all Ontario universities. At the institutional level FCAP provides a rigorous process of site inspections, creating credible data; an ability to identify and prioritize deferred mainte nance items; an ability to track, create funding scenarios; and the ability to make a case for funding and ultimately manage this issue.

Energy Conservation Leadership Act

In anticipation of an Energy Conservation Leadership Act requirement, an infrastructure plan specifically addressing energy is currently being developed for each campus.

Background

The University of Toronto St. George campus includes many buildings and facilities that are regarded as significant heritage resources. Many of these have been identified and either listed or designated through the City of Toronto municipal government. The campus planning principle, HERITAGE PRESERVATION, describes the University's approach to heritage structures and landscapes on its campus. It states:

> 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.

Heritage designations apply to structures, buildings, group of buildings, districts, landscape or archaeological sites that have been formally recognized for their heritage value. 'Heritage value' has been defined by Parks Canada as "the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations", which is "embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations and meanings".

There are 20 designated properties and 62 listed properties on the St. George campus.

Heritage designated University College

Heritage Buildings on the St. George Campus

University-owned buildings

Designated

170 College St	Lassonde Mining Building
214 College St	Koffler Student Services Centre
4 Devonshire Place	Massey College
7 Hart House Circle	Hart House
7 Hart House Circle	Soldiers' Tower
10 King's College Rd	Sandford Fleming Building
1 Spadina Cres	
170 St. George St	Jackson Humanities Building

Listed

4 Bancroft Ave	Bancroft Building
315 Bloor St W	
371 Bloor St W	
88 College St	
150 College St	FitzGerald Building
155 College St	Health Sciences Building
164 College St	Rosebrugh Building
1 Devonshire Place	Munk Centre for Intl Studies North
3 Devonshire Place	Munk Centre for Intl Studies South
5 Devonshire Place	Munk Centre for Intl Studies East
4 Glen Morris St	Studio Theatre
12 Hart House Circle	Louis B. Stewart Observatory
5 King's College Rd	Mechanical Engineering Building
7 King's College Circle	Gerstein Science Information Centre
15 King's College Circle	University College
27 King's College Circle	Simcoe Hall
31 King's College Circle	Convocation Hall
255 McCaul St	Exam Centre
263 McCaul St	Old Administrative Building (Board of Education)
78 Queen's Park	Flavelle House
84 Queen's Park	Falconer Hall
39 Queen's Park Cres E	Centre for Medieval Studies
39A Queen's Park Cres E	
6 Queen's Park Cres W	Tanz Neuroscience Building
12 Queen's Park Cres W	McMurrich Building
14 Queen's Park Cres W	Canadiana Gallery
487 Spadina Cres	Borden Building South
563 Spadina Cres	Borden Building North
33 St. George St	Cumberland House
45 St. George St	Physical Geography Building
63 St. George St	Macdonald-Mowat House
65 St. George St	School of Graduate Studies
73 St. George St	Sir Daniel Wilson Residence
79 St. George St	University College Union
85 St. George St	Whitney Hall
97 St. George St	
119 St. George St	Woodsworth College
121 St. George St	
123 St. George St	
130 St. George St	John P. Robarts Library Building
150 St. George St	Max Gluskin House
21 Sussex Ave	Sussex Court
41 Willcocks St	Faculty Club

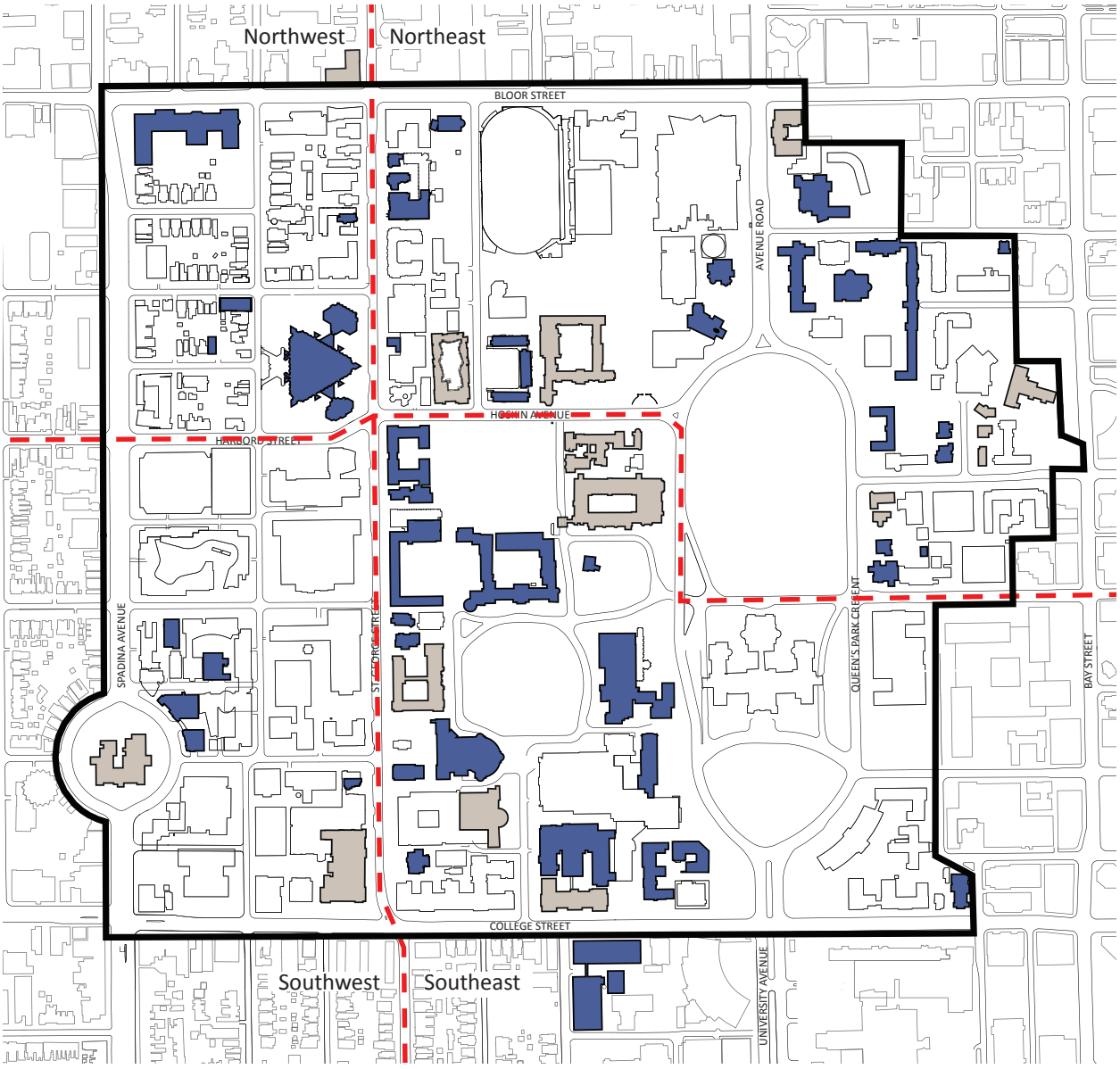
Federated College buildings

Designated

1 Elmsley Place	Bellisle House
3 Elmsley Place	Phelan House
5 Elmsley Pl ace	Windle House
5 Hoskin Ave	Wycliffe College
6 Hoskin Ave	Trinity College
6 Hoskin Ave	Trinity Chapel
50 St. Joseph St	St. Basil's Church
50 St. Joseph St	Odette (Louis) Hall
125 Queen's Park	Lillian Massey Building
43 Queen's Park Cres E	
47 Queen's Park Cres E	Toronto School of Theology
59 St. George St	Knox College

Listed

2 Elmsley Place	McCorkell House
6 Elmsley Place	Maritain House
8 Elmsley Place	Gilson House
63 Charles St W	Stephenson House
65 Charles St W	Law House
89 Charles St W	Burwash Hall
89 Charles St W	Burwash Residence (Lower Houses)
89 Charles St W	Burwash Residence (Upper Houses)
91 Charles St W	Victoria College
150 Charles St W	Wymilwood
75 Queen's Park	Emmanuel College
75a Queen's Park	Birge-Carnegie Library
95 Queen's Park	Annesley Hall
9 Queen's Park Cres E	Pontifical Institute
59 Queen's Park Cres E	More House
59 Queen's Park Cres E	Fisher House
57 Queen's Park Cres E	Teefy Hall
96 St. Joseph St	Sullivan House
100 Wellesley St W	Regis College



Designated and listed buildings on the St. George campus

Heritage

Flavelle House, Faculty of Law, 1902. Listed (above)

Convocation Hall, 1906. Designated (left)

Robarts Library, 1971-73. Listed (below)

Victorian Home incorporated into the Bahen Centre for Information Technology, 2002. Listed (right)

Mechanical Engineering, West Building, 1948. Listed. (above)

1 Spadina Crescent, 1875. Designated (right)

Recent Projects

The University retains a heritage consultant for all projects involving its listed and designated buildings. Consultants work within the overall project team to ensure heritage concerns are integrated in the early stages of a project. Site Plan applications, Official Plan amendments and Zoning by-law applications usually include a Heritage Impact Statement to assess the effects of new development on heritage properties.

On the St. George campus, the University was given permission in 1956 to expand its borders to the west side of St. George. This expansion proceeded throughout the 1960's and 70's, introducing numerous new buildings to the campus. Of these new buildings, the Robarts Library, a Brutalist structure constructed in the 1973, is the only building on the west campus to be listed. While the majority of U of T's heritage properties were constructed in the nineteenth and early-twentieth century, found on the older parts of campus, recent attention has been paid to the heritage value of newer buildings; thus further listings and designations to the University's building inventory are possible.

In 1993, a study was undertaken to examine the feasibility of establishing a Heritage Conservation District on the St. George campus. While a Conservation District was not implemented, it remains a relevant document. In 2008, the City of Toronto identified the Queen's Park precinct on its list of potential Heritage Conservation Districts.

Impact on the Master Plan
Opportunities and Challenges

The University of Toronto seeks to protect and maintain its heritage properties and landscapes. Listed and designated properties cannot be considered in isolation, but as elements within the overall precinct.

New development should respect the contextual value of these heritage elements. Demolition of designated buildings must receive approval from City Council. Under the Ontario Heritage Act, municipalities now have the authority to take action against unmaintained heritage properties.

Priorities through 2030

1. Seek to maintain integrity of heritage structures and landscapes through careful deffered maintenance review and allocation of funds.

Regulations and Guidelines

The Ontario Heritage Act was introduced in 1975 by the provincial government as a means of identifying and protecting individual properties and districts with cultural heritage value. Designation under this Act is intended to protect the property or district from demolition or alterations not in keeping with its heritage value.

Part IV of the Act enables the designation of individual properties, while Part V allows for the designation of heritage conservation districts. The majority of designations occur through municipal by-law, although the Province has the ability to designate through the Ministry of Culture. Designation includes a defined list of what constitutes the property or district's heritage value.

In 2003, Parks Canada created the *Standards and Guidelines for Conservation of Historic Places* document. This serves to establish a nationally-recognized set of criteria to apply to the protection and conservation of heritage elements within our built landscape.

In 2005, the Ontario Government implemented changes to the Ontario Heritage Act legislation meant to strengthen its effectiveness. Key changes include, among others, demolition controls, standard criteria for the listing and designation of properties across municipalities, and enhanced protection for heritage conservation districts.

Specific to university campus development, when addressing a site with heritage attributes Heritage Impact Statements are frequently required to be prepared by qualified heritage consultants and serve to evaluate how well a project proposal conserves the listed or designated property. Heritage Impact Statements may be required for development applications that include heritage properties. The City of Toronto definitively requires such when development involves an amendment to the Official Plan or Zoning By-law.

A Heritage Easement Agreement is used to ensure a building's preservation. It is an agreement that is entered into between the property owner and the City and registered on title. A Heritage Easement Agreement identifies elements of a building which are to be retained in perpetuity and may also set out permitted alterations and development.

Background

The St. George Campus Planning Principle for ACCESSIBILITY stipulates that:

> 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.

The Oxford Dictionary defines 'access' as:

1. *the means or opportunity to approach or enter a place;*
2. *the right or opportunity to use or benefit from something.*

While the focus of this Plan is on the physical nature of the St. George campus, and therefore promotes physical accessibility, it also considers accessibility to encompass its broad definition, incorporating both the inclusion of students with disabilities into all aspects of University life (mission of Accessibility Services), and recognizing the right of the greater University community to use or benefit from the University's programs and facilities.

The University has a long history of consistently integrating legislation such as Ontario's Human Rights Code within its policies and mandates. However, it was the Ontarians with Disabilities Act (ODA), passed in 2001, that began to formalize a process for developing accessibility guidelines on campus.

The ODA requires the provincial government and all Ontario municipalities, universities and other public institutions to each establish an Accessibility Plan which must be updated annually and made available to the public. The ODA's purpose is to improve opportunities for people with disabilities through identification, removal and prevention of barriers to participation in the life of the province. Barriers can be physical, sensory, a learning disability, a mental health disorder, or even a chemical sensitivity. An open and inclusive environment requires year-round ease of access, relying on a barrier-free physical infrastructure, and clear, well-located signage.

The ODA Accessibility Planning Committee was established at the University in 2002, producing the first Accessibility Plan in 2003-2004 and updated annually. The University of Toronto Accessibility Plan responds to ODA requirements, and identifies ongoing and past initiatives on campus under four broad categories: Built Environment, Best Practice/Pedagogy, Student Life, and Mental Health. While an accessible campus relies on advancements in all of these areas, the AODA* Built Environment Standard, which will apply to new construction and extensive renovation projects, is most relevant to the Master Plan.

The University of Toronto was the first post-secondary institution in Ontario to create the position of an AODA Officer. The Officer assists departments and divisions in meeting obligations under the legislation and is proactive in implementing best practice on all three campuses. The Officer also directly assists individuals who have difficulty accessing on-campus services due to a disability.

** The Accessibility of Ontarians with Disabilities Act (AODA) received Royal Assent in June, 2005. However, the planning requirements of the ODA, 2001, are still applicable until they have been replaced by standards in the new act.*

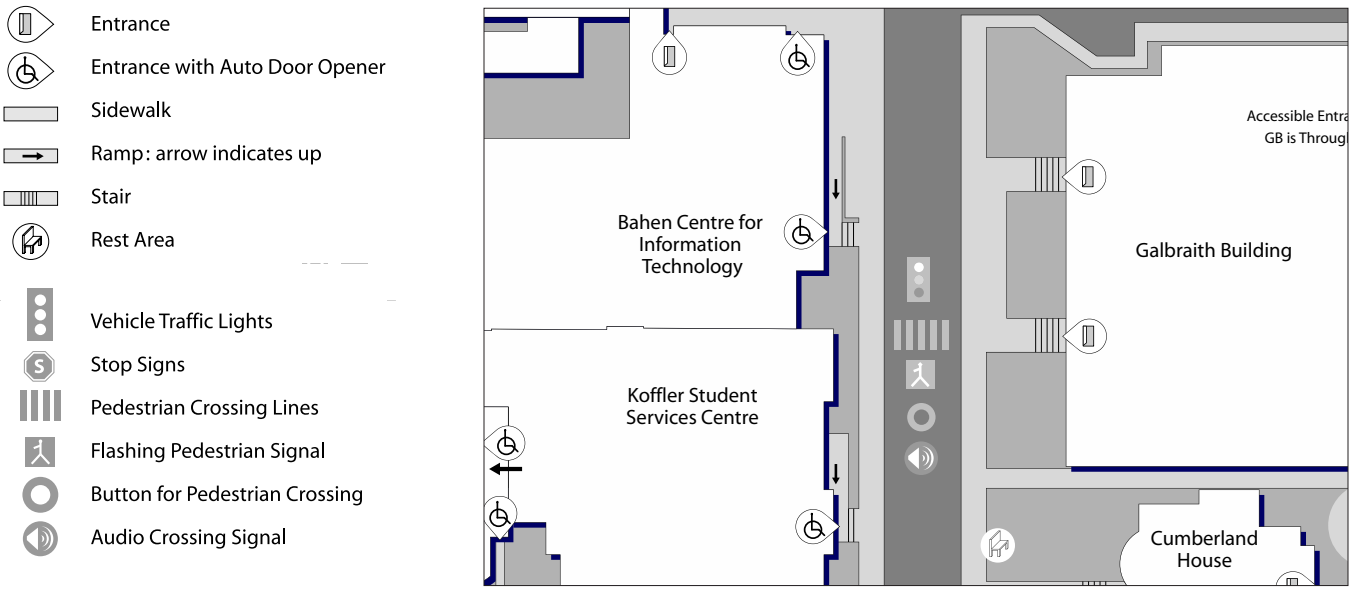
Department of Economics' new ramp; a design feature of the recent expansion

Current Practice

Over the last several years, a heightened awareness of disability issues has had an enormous impact on the physical planning and building on all three of the University campuses. The University of Toronto Accessibility Plan of 2007-08 established significant commitment to campus-wide barrier free access requiring the following:

Municipal Guidelines: Incorporation or adoption of Municipal Guidelines
Local municipal guidelines (the City of Toronto Accessibility Design Guidelines) are currently being reviewed against the University of Toronto Design Standards and Accessibility Checklist, and continue to serve as a benchmark to improve and enhance outcomes. The ODA's mandate to make Accessibility Plans public caters to sharing information and best practices without duplicating effort.

Universal Design consultant on all Capital Projects
A Universal Design consultant is required for all Capital Projects on all three campuses. The outside consultant ensures that accessibility is incorporated from the outset of a project and that accessible, barrier-free expertise will inform decisions throughout the design process.



Partial map from the Accessibility Report 2008

Recent Projects

Exam Centre

In early 2007, it was recommended that an expanded and dedicated accessible exam writing facility be co-located within an integrated central examination facility. The accessible facility opened in August 2008; it accommodates 105 stations in private, semi-private and open arrangements, and offers improved accommodation for students with disabilities in a supportive and dignified environment. Within the Exam Centre, there are two accessible washrooms.

Davenport Lash Miller Garden

The Davenport Lash Miller Garden, completed in 2005, is a recent example where an inaccessible environment has been made fully accessible with a truly integrated and inviting design solution. Improvements to the open space between McLennan Physical Laboratories and Davenport Lash Miller Chemical Laboratories buildings include a plaza, which gradually slopes up from St. George Street to the McLennan building, replacing a set of stairs; and a feature in the landscape which artfully ramps up to the Davenport Lash Miller building, while delineating an area of plantings.

Simcoe Hall/Convocation Hall

Two renovation projects have recently been completed to improve the accessibility within Simcoe Hall and Convocation Hall.

A new, full-size elevator provides proper access to all floors within Simcoe Hall. The previously existing elevator was undersized and required a key to operate, making its use a considerable effort. Given the split-level nature of the floors in Simcoe Hall, the new elevator is configured to allow access on two sides.

Accessible washrooms have been located to serve both Convocation Hall and Simcoe Hall. Convocation Hall previously had only one accessible washroom; the other facilities must be reached by a stairway in Simcoe Hall. The provision of new washrooms rectify a long-standing deficiency and provide ease-of-access for all Convocation Hall users.

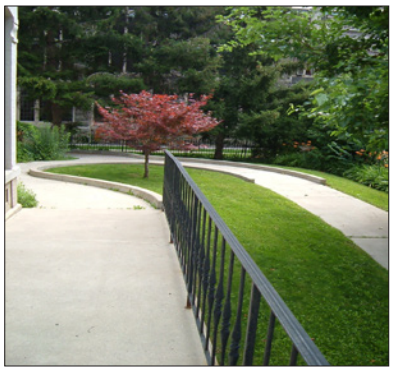
Davenport Lash Miller Garden

Accessibility

International Student Centre Ramp

The main entrance ramp was designed as part of the landscape.

On many ramps across the St. George campus 'cane touch' walls have been incorporated in order to provide assistance to those with visual impairments.



Hart House

Entry Doors were retrofit with automatic openers. (right)

This ramp at Hart House is an example of accessible design thoughtfully integrated into historic buildings. (far right)

Newer buildings are planned and built with accessible entrances; older buildings face retrofit challenges. (far right)

Detail (right): transition between sidewalk and ramp, with grip and visual contrast.

ODLC and Equity Offices

In the spring of 2010 the Organizational Development and Learning Centre (ODLC) and Equity offices, both central divisions of Human Resources, relocated into renovated accessible space. As campus-wide service providers, and specifically given the fundamental mission of Equity which includes the AODA advisor office, a barrier free space was essential to these groups. Until this time, ODLC facilities in the North Borden Building, and Equity offices scattered throughout campus did not comply with accessibility codes. The current space can be accessed by elevator, includes an accessible washroom, and satisfies clearance requirements for corridors and door widths. The ODLC seminar room, with a 50-person capacity, easily accommodates more than the minimum number of wheelchair stations. Ergonomic, adjustable furniture is standard in the seminar and resource rooms.

Impact on the Master Plan

Opportunities and Challenges

As part of U of T's commitment to providing physical accessibility on its campuses, the University strives to provide an environment that is universally welcoming and inclusive. The recent construction of the CCBR is a good example of new construction on campus that not only provides the University with excellent research and teaching facilities, but also acts as welcoming front door on College Street, and an interior connection between the southern edge of campus and the heart of the Front Campus. This interior through-connection is made accessible and inviting through public art; a welcoming and transparent façade; interior green space; multi-storey space with natural light; inclusion of public functions, which include café and dining facilities; and significant open space at either end.

Each development site and open space project presents an opportunity to overcome existing barriers in the built environment. Projects such as the Exam Centre and Davenport Lash Miller Garden are exemplary in their application of accessibility measures and serve as excellent examples for future development on campus.

Compliance with the University of Toronto Barrier Free Accessibility Design Standards is required for all new construction and renovation projects at all campuses of the University. Design teams are required to submit the checklist to the University at 75% completion of the Design Development. For renovation projects, particularly of older buildings, there may be recommendations that are very difficult or impossible to implement, and in these instances each is individually considered. The University maintains a policy of accommodation and will provide fully accessible space elsewhere on campus should accommodation in existing facilities not be possible. In the case of a heritage building where it is either prohibitive from a heritage maintenance perspective, or is cost prohibitive, the University has a policy of accommodation elsewhere on campus.

A final version of the proposed AODA Built Environment Standard was issued in July 2010. Once legislated, it will apply to new projects, retrofits, common space and circulation areas, and change in use. AODA must be met in conjunction with the Ontario Building Code. Section by section the more stringent of the two requirements will prevail.

Priorities through 2030

1. Review and update University of Toronto accessibility standards to align or improve upon municipal and provincial standards and guidelines.
2. Maintain inventory of accessibility in the physical campus environment.
3. Seek to improve accessibility within existing buildings and landscapes by carefully establishing priorities for the allocation of funds.

Regulations and Guidelines

University of Toronto Design Standards

Accessibility is covered by many jurisdictions both within the University and outside. Within the University, the University of Toronto Design Standards Part 1.2 Barrier Free Accessibility is to be applied in the design of all capital projects, by both the University's internal design group and external consultants. The design team is required to read and comply with the full Design Standards as they apply to the project. A completed copy of the applicable check lists must be submitted by the design team to the University's project manager when the Design Development phase is 75% complete, unless instructed otherwise.

Ontario Building Code

The Ontario Building Code (OBC) 2006, Section 3.8 Barrier-free Design contains legislated minimum requirements for the design and construction of all projects. The latest version of the OBC must be followed in all construction projects.

City of Toronto Accessibility Design Guidelines

The City of Toronto Accessibility Design Guidelines (2004) were developed for implementation of 'best practices' on municipal capital projects in response to ODA requirements and are continually updated to reflect changes in legislation; in some cases the guidelines exceed OBC requirements. This document serves as a reference tool under the review of U of T's Accessibility Planning Committee.

Ontarians with Disabilities Act

The Ontarians with Disabilities Act (ODA) was passed in December 2001 to "improve access and opportunities for people with disabilities" identifying, removing and preventing barriers to participation in life within the province of Ontario. The ODA requires municipalities, universities and other public institutions to establish an Accessibility Plan annually.

Accessibility of Ontarians with Disabilities Act

The Accessibility of Ontarians with Disabilities Act (AODA) received Royal Assent in June 2005. A final version of the proposed Accessible Built Environment Standard was issued in July 2010. Once the standard is adopted as legislation, institutions will have a transition period within which to comply.

Background

> Student Housing is an important part of the University of Toronto student experience. The University's purpose in relation to student housing is to encourage the development of high-quality communities on and off-campus that support the academic and educational aims of the University community. To this end, student housing shall be administered in a manner that promotes safe, secure and stimulating environments that are conducive to students' academic success and personal growth, and foster a sense of community, civic responsibility, and an appreciation of the diversity of the University community.
>
> Preamble, University of Toronto Policy on Student Housing, June 29, 2006

Each of the Campus Planning Principles is relevant to the topic of housing on the St. George campus. The overarching Principles are LAND USE, indicating that "The use of physical resources of all kinds should aim to promote the University's academic goals and serve the overall mission..." and ACCESSIBILITY in that "The University buildings, landscape and grounds must accommodate a diverse population in an open and inclusive campus…".

University College's Sir Daniel Wilson Hall quadrangle


Woodsworth Residence


Sir Daniel Wilson Residence, University College


Whitney Hall, University College


Graduate House

Existing Campus

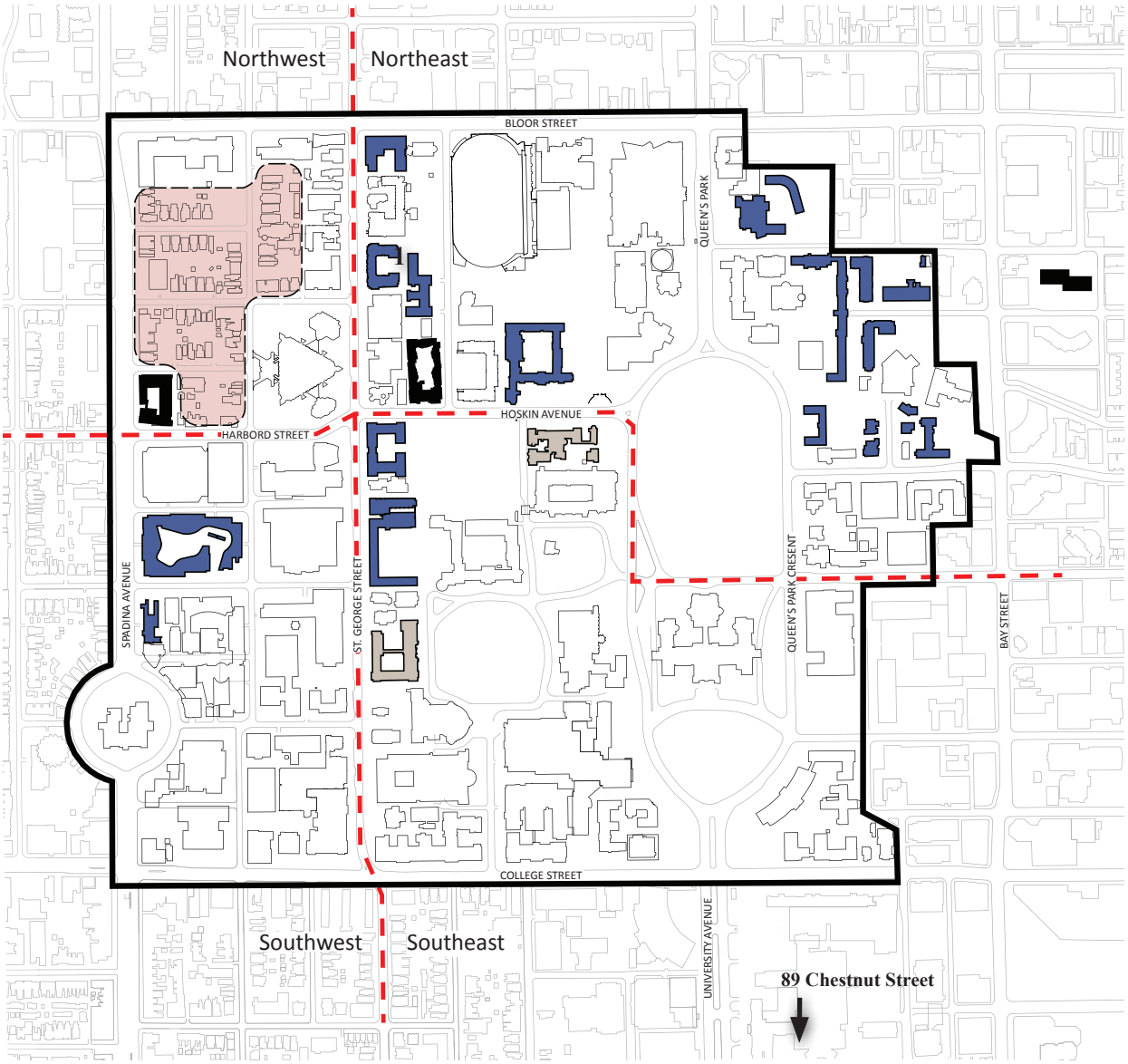
The College System

The tradition of student housing at the University of Toronto goes back to the early days of this campus when a number of independent colleges came together to form the University of Toronto. Housing, in these early days was provided to students within their associated College. This practice has largely continued to this day, with other non-College associated options having been more recently created. The *Governing Council Statement on the Roles of the Constituent and Federated Colleges, July 2008* defines 'Colleges' as "intellectual and social communities of students, faculty and staff which contribute to the advancement of learning at the University of Toronto. They provide opportunities for personal learning and friendships, making it possible for members of the University of Toronto to enjoy the advantages of both a small college and Canada's largest urban research university. The college system is one of the distinctive features of the St. George campus. Every Arts and Science student is a member of a College, whether in residence or not." Professional Faculty students are also accommodated at some of the Colleges.

The range of housing options for the University of Toronto is intentionally cast wide to accommodate the diversity of affiliated students, both undergraduate and graduate, student families, and new and visiting faculty members both within University-owned and run facilities on campus, and within vetted rental facilities in close proximity to campus. The University of Toronto is committed to the principle that the academic environment and the student experience are improved when students live on or near campus as members of the University community. Although the elements of student housing vary, some combination of residence for both undergraduate and graduate students, family housing, and off-campus housing, are well-established features of the St. George campus landscape, and an integral part of College and University life.

University of Toronto students originate not only from the Greater Toronto Area, but from all parts of Ontario, Canada, and the world. The University's ability to offer on-campus housing is an important factor in attracting international students, including international exchange students.

The University takes seriously its responsibility to help students find accommodation, either on campus or within reasonable commuting distance, and acknowledges that access to affordable housing proximate to the campus is a key factor in the students' choice of a university. As efforts to recruit and retain the very best minds continue, the provision of student housing will figure prominently in the kind of experience the University is able to offer.

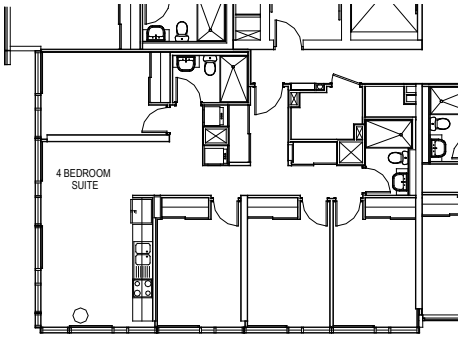


University affiliated housing

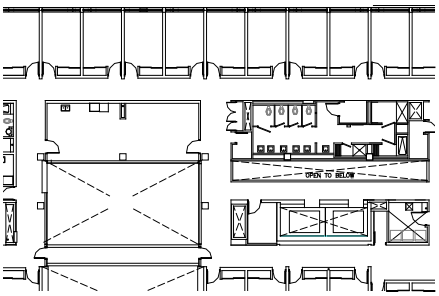
Legend

- Graduate and/or Family Housing
- Undergraduate Housing
- Mixed Graduate and Undergraduate Housing
- Huron-Sussex Neighbourhood

Housing



A typical suite-style residence configuration includes four bedrooms, two washrooms, combined kitchen/dining/living area. Common rooms are provided outside of living units, in this case, on alternate floors.



A typical dormitory style residence includes individual or shared bedrooms with shared amenity space including grouped washrooms, common rooms and study spaces.

There are a variety of residences available on the St. George Campus to suit a range of student needs and requirements. With the exception of 89 Chestnut, located a 10-minute walk south from College Street and University Avenue, 1st-entry undergraduate residence spaces are all affiliated with the Colleges. Undergraduate residences range from dormitory style, with single and double rooms and shared common and dining facilities, to apartment/suite style, with grouped single rooms and living and kitchen facilities shared between 3-4 rooms. The residences are located in close proximity to their affiliated Colleges and provide programming and spaces such as music practice rooms, study spaces, gym facilities and common rooms.

Residences for undergraduate students include those housed at:

1. Innis College
2. New College
3. Trinity College
4. University College
5. Victoria University
6. Woodsworth College

Some residences allow for a broader population of residents. Those that provide spaces for undergraduate, 2nd-entry program, and graduate students include:

7. St. Michael's College
8. 89 Chestnut

Residences that provide spaces for 2nd-entry program and graduate students only include:

9. Graduate House
10. Massey College
11. Knox College
12. Wycliffe College

Family Housing

Housing for students and their families is available in unfurnished bachelor, one and two bedroom units in two 20-storey high-rise towers located at 30 and 35 Charles Street West (approximately 4 blocks east of University Avenue). Priority is given to couples, couples with children and single parents. By providing high quality housing, including family housing facilities on-campus, the University facilitates the integration of its diverse body of students into the campus community.

Huron Sussex area housing

Morrison Hall, University College (left)

New College courtyard (right)

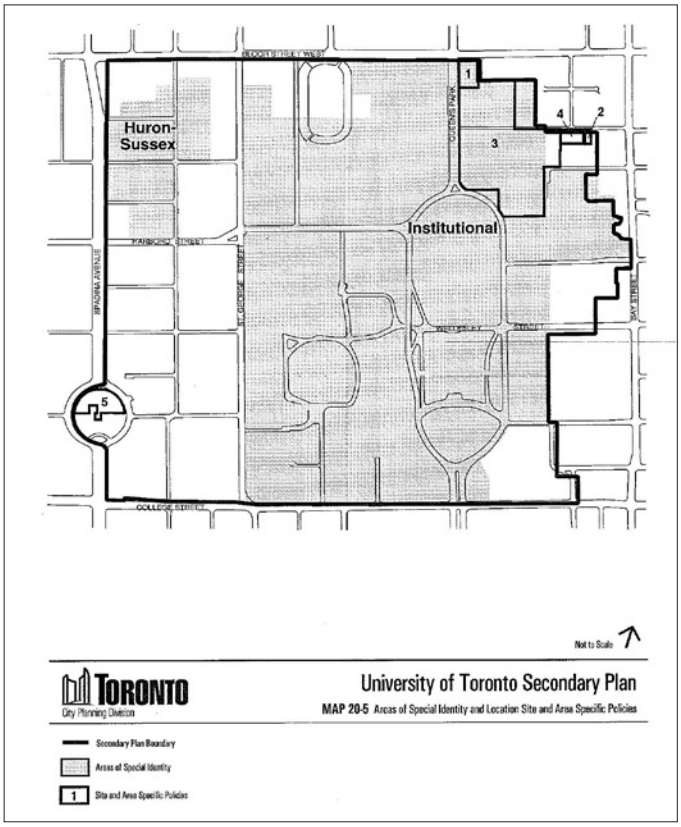
Woodsworth College Residence, courtyard (far left)

New College Residence, interior landscaping (left)

Faculty/Temporary Housing

The University owns a unique stock of housing units available for rent to new and visiting faculty members. These units are located in 19th century homes in the northwest Huron-Sussex district of the St. George campus and within steps of a wide range of urban amenities. The district has been identified as an "Area of Special Identity" within the City of Toronto Official Plan for the University of Toronto Area with the following description:

> *The Huron-Susex Area of Special Identity shown on Map 20-5 is a low-density residential enclave which houses students, faculty and staff of the University and other homeowners and tenants. The area includes an incidental mix of small-scale commercial and institutional uses which serve the neighbourhood or are related to the University of Toronto. Secondary Plan objectives for the Huron-Sussex Area of Special Identity are to: retain the character of residential uses and houseform buildings along tree-lined streets; encourage improvement of existing housing stock and the development of infill housing on vacant lands; and encourage both a year-round use of residential units and a mix of long term and temporary residents.*



The units are divided between new and visiting faculty housing. New faculty housing is unfurnished and available to newly or recently appointed University of Toronto faculty with full-time tenured or tenure-stream academic appointments. Visiting faculty housing is fully-furnished and available to visiting professors who have received a formal invitation to teach and/or conduct research at the University of Toronto.

Off Campus Housing/Temporary/Emergency Housing

The University also offers several resources to assist students in finding affordable off-campus housing, including temporary or emergency accommodations.

Student Housing Services is the main source of housing information at the U of T. The Student Housing Rental Search is available to assist students with off campus housing needs including helpful information about landlords.

The Tenant Housing division at Downtown Legal Services provides legal services to tenants who feel they are being treated unfairly by their landlords.

Recent Projects

In 2002 the University was faced with increasing demand resulting from a province wide elimination of grade 13, and exacerbated by rising participation rates. The resulting double cohort presented the University with a serious accommodation shortage, including its inability to meet expectations for housing. Demand far exceeded supply, and every indication showed that this trend would continue if not intensified. The University responded with a capital plan that included the construction of new residences for each of its three campuses. New undergraduate residences on the St. George Campus were constructed at New College, Woodsworth College and University College, and included the purchase of 89 Chestnut, a near-by hotel, which was converted to student housing. New residences were also constructed at Victoria and St. Michael's College. With these in place, the University was able to guarantee a residence space for all admitted first-year students.

Impact on the Master Plan

Opportunities and Challenges

Despite careful analysis at the time, actual demand for residential space has not kept pace with ongoing projections beyond planning for the double cohort. The need for residential space fluctuates depending on general housing availability and rental rates for accommodation in areas adjacent to the campus. Flexible design of newer residences has allowed the University to make good use of this resource and allow for fluctuations in demand by temporarily converting dormitory style residences to accomodate academic programs, particularly the faculty offices, that fit within the residential layout.

Priorities through 2030

1. Maintain quality housing options on the St. George campus to accommodate the range of student and faculty population
2. Continue to support students with assistance finding quality, off-campus housing within close proximity to the campus

Regulations and Guidelines

The University of Toronto Policy on Student Housing (June 2006) governs student housing accommodations for the St. George campus. The policy addresses elements related to student housing including recruitment and retention, student life, common standards and accessibility. It requires a Student Housing Advisory Committee be struck each year to monitor housing practices and policy issues and to develop standards common to the three University of Toronto campuses.

Implementation Guidelines for the administration of University student housing are set by the Vice-President and Provost, in cooperation with the heads of the Federated Institutions. These guidelines direct the Student Housing Advisory Committee in matters regarding the implementation of student housing policy.

Background

The planning principle CAMPUS ENVIRONMENT requires that "The University foster 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…". While safety issues, perceived and real, differ from campus to campus, standards for the design of facilities, landscapes and security systems have been developed to ensure a consistent level of overall safe practices is incorporated into all campus spaces. Programs and initiatives are also implemented on a campus-by-campus basis to address the particular nature of each situation. As with all standards, guidelines and programs, documents and mandates require review and updating at regular intervals to assure their application remains consistent with best practices.

Philosopher's Walk, shown here, is one of numerous locations with emergency stations on campus.

Current Practice and Recent Project

Campus Police

All University of Toronto Police are trained in, and advocate for, Crime Prevention through Environmental Design (CPTED), a pro-active crime prevention strategy utilized by planners, architects, police services, security professionals and everyday users of space. CPTED works on the basis that proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and improve the quality of life. There are four underlying CPTED concepts:

1. Natural Surveillance
2. Natural Access Control
3. Territorial Reinforcement
4. Maintenance


The St. George Street Revitalization project introduced, among other things, a program of safe and attractive lighting standards that provide illumination for pedestrians on campus at all hours.

Campus Police may be contacted to provide safety audits of existing facilities or conditions. Recommendations typically include the augmentation of lighting, surveillance equipment, and other passive strategies to provide safe and secure space. From time to time, Campus Police also participate in addressing these concepts during the design process of new buildings and the overall planning of campus precincts.

The St. George campus is also monitored by Toronto Police and the two forces work together to accomplish common goals.

Environmental Health and Safety (EH&S)

The University of Toronto, as an employer, is responsible under the Ontario Occupational Health and Safety Act for establishing and maintaining joint health and safety committees in the workplace. These committees, consisting of representatives of workers and management, serve to provide consultation and meaningful input from employees in matters relating to health and safety in the University of

Toronto context. The mission of the EH&S Department is to ensure that an environmentally responsible, safe, and healthy work, research and study environment exists at the University of Toronto. This is accomplished by maintaining legislated requirements.

Asbestos Abatement

Under the authority of the Asbestos Control Policy (2003), the University's Asbestos Control Program establishes proper precautions, practices and procedures to prevent the exposure of individuals to airborne asbestos fibres. The Program meets the requirements defined under the Regulation respecting Asbestos on Construction Projects and in Buildings and Repair Operations (Reg. 838), made under the Occupational Health and Safety Act of Ontario.

University employees, as well as contractors, are sometimes required to conduct work that involves the disturbance of asbestos-containing materials. Such work activities are strictly regulated. For each of the three types of work (low, moderate or high risk), the Asbestos Control Program designates corresponding standard operating procedures to prevent the exposure to airborne asbestos. These procedures include strict requirements for preparation of the work area; use of personal protective equipment; use of proper work practices to reduce the spread of asbestos fibres; personal hygiene practices; and asbestos waste handling.

The Asbestos Control Program establishes guidelines to conduct periodic re-inspections, hazard reporting and assessments on locations and/or materials in buildings suspected to contain asbestos. An Asbestos Inventory is maintained by Facilities and Services, which documents the location and relative hazard of these locations. Re-inspections are performed once every 12 months to ascertain when remediation or maintenance is required.

Pedestrian pathways are well defined, well lit and planned with adjacent uses that provide passive surveillance. Here, common rooms in University College's Morrison Hall overlooks the Back Campus and its adjacent walkway.

Impact on the Master Plan

Opportunities and Challenges

Standards of safety and security are applied to new construction and renovation as they occur, but existing older structures and landscaped areas on campus are not held to the same constantly evolving standards as a rule. These places could be addressed through a carefully considered plan that prioritizes areas of greatest concern. The St. George campus is well equipped with security posts, lighting standards, and the implementation of strict landscape standards that address sightlines and eliminate spaces of entrapment. However, there remain ongoing elements of campus development that must be addressed to maintain a safe and secure campus.

Involving Campus Police early in the planning and design stages of new construction projects and major renovations as a rule, would allow for the comprehensive inclusion of Crime Prevention through Environmental Design (CPTED) recommendations and design-sensitive security measures on a project by project basis.

All renovations to existing buildings are subject to review of asbestos material and abatement where found to be located in an area to be disturbed.

Priorities through 2030

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

Regulations and Guidelines

The University's Design Standards for new construction and building renovation include requirements for maintaining safe, secure buildings and open spaces. Areas of particular concern covered in the Safety and Security section of this document include, lighting and visibility, sightlines, entrapment and movement predictors, isolation, access control, communication and activity generators/activity mix. The Landscape Design Standard suggests following principles set out in the Open Space Master Plan; verification of below grade utilities prior to excavation, and provision of lighting for safety & security of passageways, building entrances, courtyards, etc.

All renovations to existing buildings are subject to review of asbestos material and abatement where found to be located in an area to be disturbed. Health and Safety Policies and procedures can be found on the University website for Environmental Health and Safety.

Background

Campus Planning Principles under CAMPUS ENVIRONMENT, LAND USE and ACCESSIBILITY each help to frame the topic of Parking, both vehicular and bicycle, for the St. George campus.

Existing Campus

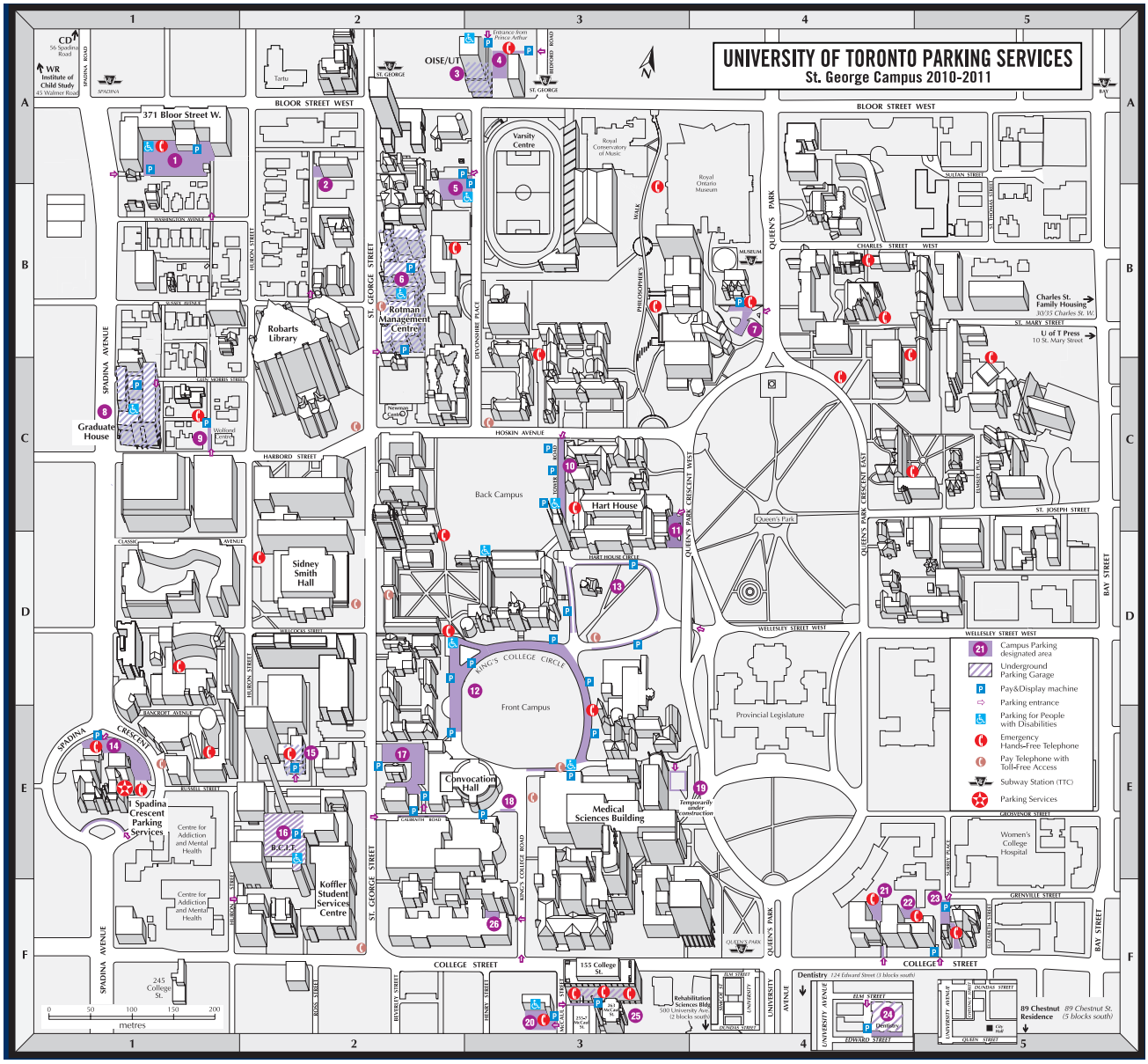
Vehicular Parking

Vehicular parking on the St George Campus is governed by a unique City of Toronto by-law. Rather than based on gross square metres of built facilities, as with conventional site-by-site development requirements, the parking by-law requires that between 1930 and 2130 parking spaces are to be located within the geographical boundary identified in the Secondary Plan for the University of Toronto Area. This requirement recognizes the relatively high public transit capacity available to the campus.

Bicycle Parking

Bicycle parking, required under the University of Toronto Area Secondary Plan, is well established on the St. George campus. Post-and-ring bicycle racks are provided at most building entrances and in other convenient locations across the campus, with additional spaces added each year and with each new facility constructed.

Permit and ticketed parking on King's College Circle



The University of Toronto Parking Services provides an updated map indicating parking locations across the St. George Campus, pictured above.

Current Practice and Recent Projects

Vehicular Parking

The St. George Campus provides vehicular parking spaces in 45 surface lots and 9 underground parking structures located conveniently across the campus. These facilities, which are operated by the University of Toronto Parking and Transportation Services, provide a combination of permit and hourly parking, with accessible parking spaces clearly identified. City-regulated metered parking is also available on most streets that run within the campus boundaries.

Below-grade structured parking is available across campus. Pictured here is the entrance to the parking garage located below the Graduate House with access off Glen Morris Street.

Metered parking is also available along many of the City owned streets that intersect the St. George Campus. Metered parking spaces are additional to the University's parking inventory.

The University's Open Space Master Plan, Investing In the Landscape, *recommends that parking on Hart House Circle, pictured here, and King's College Circle be eliminated in favor of a more pedestrian friendly, green open space environment.*

Parking

Sustainable Campus Initiatives

The University of Toronto has recently partnered with zipcar®, a rent-by-the-hour service providing access to a variety of fuel-efficient vehicles from a convenient and central campus parking lot.

Recent campus construction projects have pursued LEED® certification, a credit-based system administered by the Canada Green Building Council (CaGBC). To qualify projects must achieve credits for sustainable features, including credits available under Sustainable Sites Credit 4 - *Alternative Transportation*. Points can be obtained through provision of preferred parking for carpooling and low-emitting vehicles, and the provision of alternative fueling stations such as plug-in for electric cars. The University of Toronto Parking Services is looking into the viability of implementing such a program within its parking locations on the St. George Campus. The *Alternative Transportation* credit also rewards access to public transportation, and bicycle commuting.

Bicycle Parking

In partnership with a City of Toronto pilot project, reserved bicycle lockers, available by application, are now located at 71 Prince Arthur and 371 Bloor Street West (Site 1).

The City of Toronto has also identified locations on campus for the new BIXI Toronto bicycle sharing program. This program provides the City with a network of bike-docking stations throughout the downtown core. These stations make bikes available for pick up and drop off from location to location. With an annual membership, or credit-card payment in-lieu, bicycles are available for 24/7 use.

This City initiative will complement and extend the existing U of T Bikechain program. Bikechain is the University of Toronto Student Union (UTSU) run and funded bicycle facility. It provides a hands-on educational repair shop, free bicycle rentals, and free repair and maintenance seminars to the University community.

Post-and-ring bicycle racks located in front of the Medical Sciences Building (MSB), along King's College Circle. (below, right)

Cycling promotion through the placement of BIXI bike stations on campus (below)

Impact on the Master Plan

Opportunities and Challenges

The City of Toronto continues to support an auto-minimization policy within the City's core areas. With this in mind, the existing University of Toronto Area parking by-law may be reviewed for further reduction of parking space requirements within the campus boundaries. New, more sustainable practices will likely be implemented on the campus in concert with growing demand, along with reductions in the provision of conventional parking spaces.

The development of all proposed envelopes on the St. George campus would result in a maximum loss of 461 surface lot parking spaces. As the University is required by the current by-law to maintain between 1930 and 2130 spaces, the loss of all these spaces will put the University in non-compliance with the by-law. However, since the by-law was first enforced, the University has acquired additional properties with structured parking spaces immediately outside the by-law boundaries. These lots, at OISE-UT and the Health Sciences Building, provide opportunities to redistribute some lost spaces at both the north and south sectors of campus. Additionally, several development sites provide opportunities to include underground replacement parking spaces through the construction of the new facilities. Existing permissions also exist on the back campus to provide construction of a significantly sized underground parking garage.

Street parking along Huron Street in the west campus

Glen Morris Street childcare parking/drop-off

Zipcar parking is located at 1 Spadina Avenue

Parking Spaces Located on Development Sites

Site #	Location	# Existing Spaces
1	371 Bloor St. W.	100
2	50 Sussex Ave.	2
4	369 Huron St.	4
6	100 St. George St.	8
7	1 Spadina Crest.	109
9a	50 St. George St.	0
10	47-55 St. George St.	96
12	100 Devonshire Pl.	48
14	88-112 College St.	38
16	200 College St.	23
17	5 King's College Rd.	0
19	12 Queen's Park Crest. W.	0
21	299 Bloor St. W.	0
25	74-90 Wellesley St.	3
A	78, 80, 84 Queen's Park Crest. W.	18
B	487,563 Spadina Ave.	0
C	215 Huron St., 19 Russell St.	12
D	25 Harbord St.	0
E	162 St. George St.	0
	Total	**461**

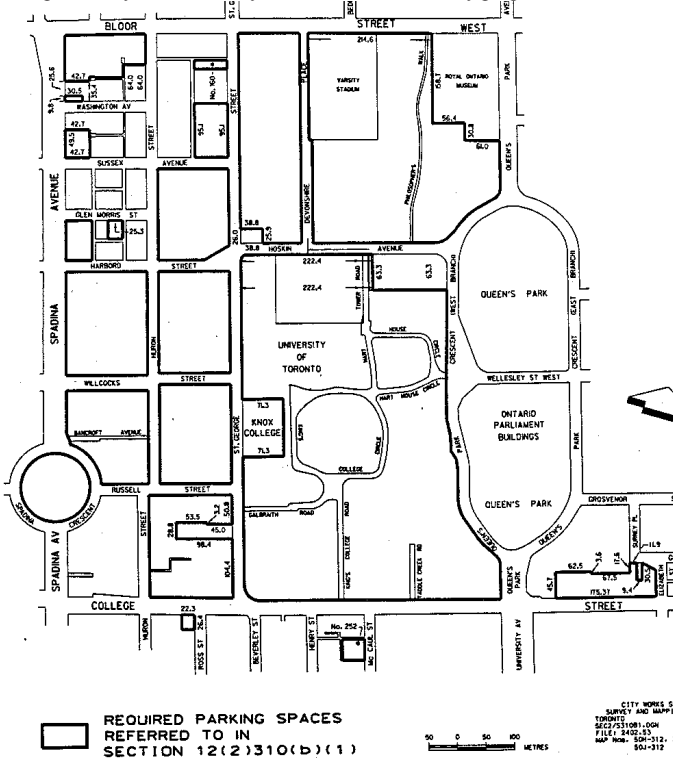
Priorities through 2030

1. Work with City to reduce parking on the St. George Campus supporting the City's autominimization policy through the introduction of alternate means of transportation to the community.
2. Continue to increase bicycle infrastructure to accommodate the increasing cycling demand on campus.

Regulations and Guidelines

Vehicular parking within the University of Toronto Area is regulated by the City of Toronto zoning by-law document 438-86 (b) Motor Vehicle Parking (1), requires that:

The University of Toronto shall provide and maintain not less than 1930 motor vehicle parking spaces and not more than 2130 motor vehicle parking spaces within the areas delineated by heavy lines on the map following this subsection to serve as parking for all buildings and structures operated by the University of Toronto for university purposes within the University of Toronto Area.



The University of Toronto Area Seconday Plan requires "adequate bicycle routes and secure bicycle parking spaces will be distributed throughout the University of Toronto Area (Part 3.1.4).

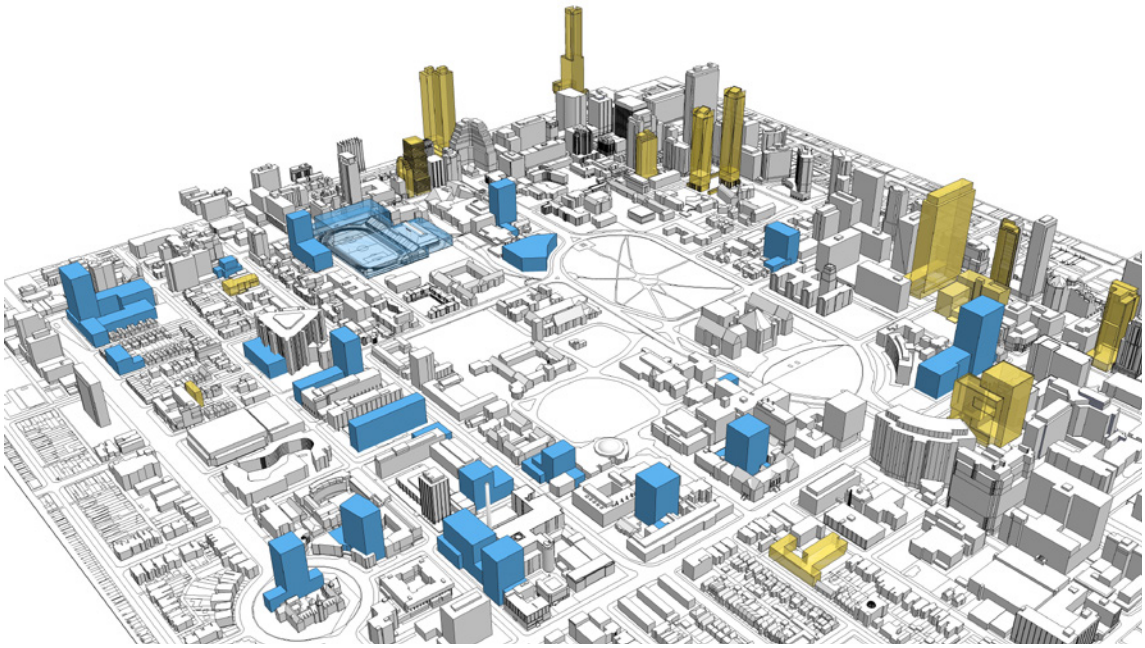
The new Toronto Green Standard will, when in force, require additional bicycle parking spaces and associated amenities with all new construction including that within the boundaries of the University of Toronto Area.

Sites & Sectors

Of the 23 initial development sites on the St. George Campus, 14 remain. Opportunities for expansion, through balanced intensification, infill and strategic renewal exist within the University precinct on University land.

On the remaining sites, approximately 277,000 gsm (214,000 net new gsm) of facilities, can be constructed within the existing and approved zoning envelopes. These and additional infill sites within the precinct can be rezoned to increase the capacity of the campus in the immediate term adding another 524,000 gsm (480,000 net new gsm) without requiring additional property. These opportunities will permit timely capital expansion to occur in the immediate and medium term, without adding the cost of land acquisition to future projects. The longer term must, however, include growth beyond the University boundaries. Collaboration and cooperation between the University community and municipal partners is essential to see success in these broader initiatives.

Development sites have been grouped and reviewed by campus quadrant 'sectors'. Within each sector, existing and new development sites are proposed. Each development site includes proposed zoning permissions which have resulted from a process of analysis including shadow and massing studies, circulation and servicing requirements, heritage building review and open space considerations. Proposed development sites have been reviewed by the University community, the neighbouring community and City staff. Review of proposed develoment sites by sector has allowed for careful consideration, not only on a site by site basis, but in the larger context of the campus and the city providing sites that respond to the porosity of activities and address appropriate interface at the edges.



Proposed Campus

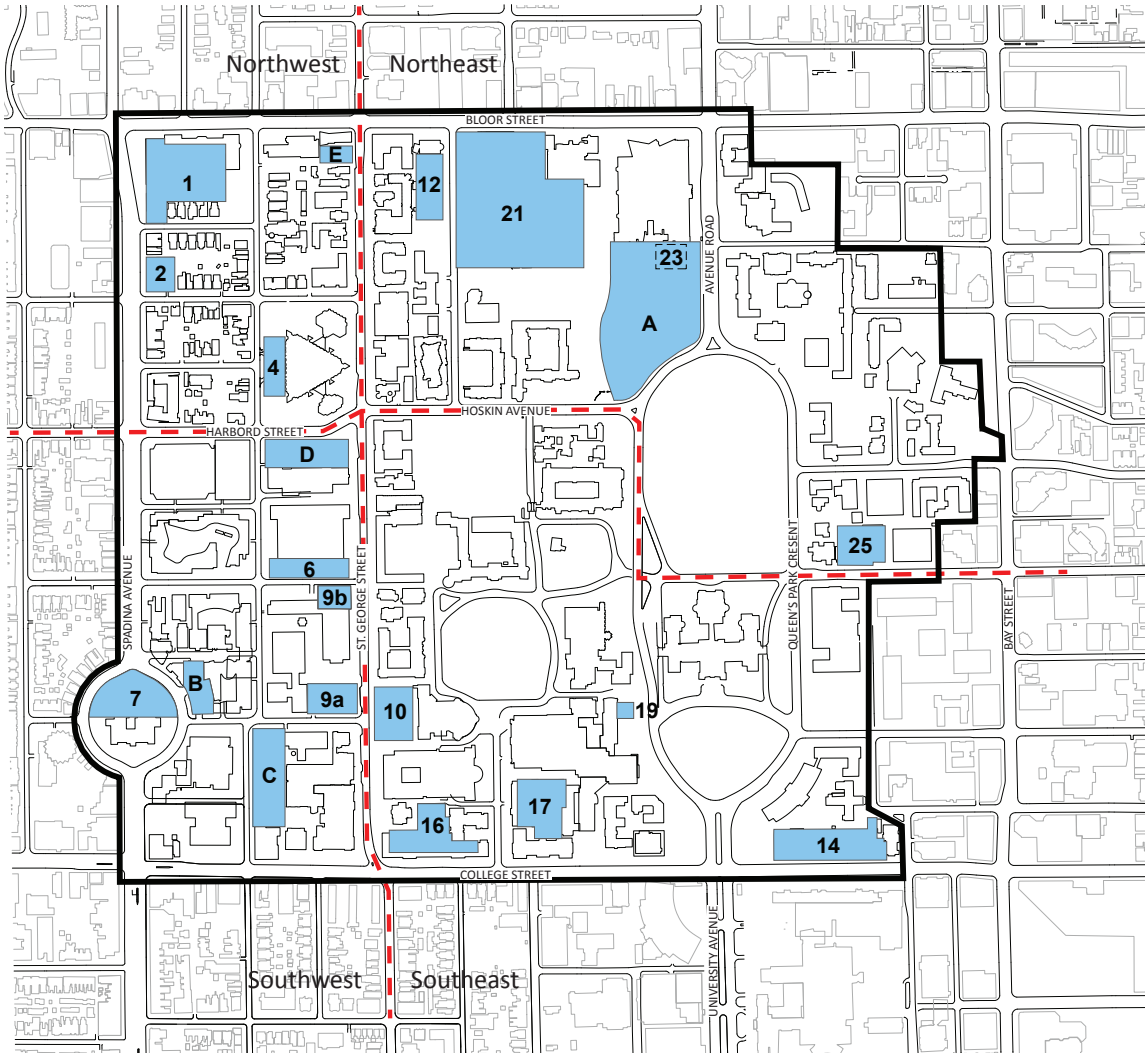
St. George Campus: Proposed Development Site Area Summary

Site	Existing Bldg. #	Address	Approved Zoning GSM (discounted)	Proposed GSM (discounted) Above Grade	Below Grade	Total	Net New Proposed Area GSM (discounted) existing to be demo'd	net new above grade	net new below grade	total net new
1	#14, #125, #142	371 Bloor Street	52,870	72,475	9,455	81,930	12,634	59,841	9,455	69,296
2	#122	50 Sussex	4,871	5,090	1,307	6,397	1,316	3,774	1,307	5,081
4	#6	369 Huron Street	12,946	11,281	-	11,281	-	11,281	-	11,281
6	#33	100 St. George	17,765	17,350	2,041	19,391	3,208	14,142	2,041	16,183
7	#54	1 Spadina	8,670	15,575	1,536	17,111	2,403	13,172	1,536	14,708
9a	#36	50 St. George Street	9,765	13,583	1,652	15,235	3,058	10,525	1,652	12,177
9b	#73	80 St. George Street		2,267	-	2,267	-	2,267	-	2,267
10	#27, #39	47-55 St. George	8,900	14,170	2,335	16,505	976	13,194	2,335	15,529
12	#141	100 Devonshire	23,460	23,710	3,425	27,135	310	23,400	3,425	26,825
14	#16, #52, #71	88-112 College Street	30,855	68,960	10,392	79,352	16,975	51,985	10,392	62,377
16	#8,#21	200 College Street	11,645	20,175	3,300	23,475	2,115	18,060	3,300	21,360
17	#22,#24, #20	5 King's College Road	4,230	25,520	5,500	31,020	5,231	20,289	5,500	25,789
19	#4	12 Queen's Park Crescent	630	1,127	-	1,127	-	1,127	-	1,127
21	#30a, #41	299 Bloor Street West	83,010	83,010	-	83,010	8,828	74,182	-	74,182
25	#98B	74-90 Wellseley St.	8,046	18,806	1,818	20,624	6,470	12,336	1,818	14,154
		Subtotal (Existing Sites)	**277,663**	**393,099**	42,761	435,860	63,524	329,575	42,761	372,336
A	#51	78,80,83 Queen's Park Crescent	8,078	42,050	4,924	46,974	11,560	30,490	4,924	35,414
B	#61, #61A	563 - 713 Spadina Avenue		18,340	3,698	22,038	3,638	14,702	3,698	18,400
C	#67, #79	215 Huron, 19 Russell		40,630	3,778	44,408	17,677	22,953	3,778	26,731
D	#72	25 Harbord Street		26,080	2,500	28,580	1,922	24,158	2,500	26,658
E	#106	162 St. George Street		3,620	960	4,580	1,800	1,820	960	2,780
		Subtotal (New Proposed Sites)		130,720	15,860	146,580	36,597	94,123	15,860	109,983
		TOTAL (existing and proposed sites)		**523,819**	**58,621**	**582,440**	**100,121**	**423,698**	**58,621**	**482,319**

Definitions:

Discounted Envelope:
The gross square meters contained within a defined envelope are expected to be reduced by approximately 15% to allow for architectural definition. The resulting area is defined as the *discounted envelope.*

Net New Area:
Most sites have existing buildings and associated programs. As such, the above chart identifies the total net new area achieved through the development and consequent demolition for each envelope.



2011 Proposed University of Toronto Development Sites

Existing Revised Sites

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

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

Northeast Sector

Introduction

The northeast quadrant of campus is bounded by Bloor Street West to the north, Hoskin Avenue to the south, St. George Street to the west and Queen's Park Crescent/Avenue Road to the east. Philosopher's Walk and Queen's Park are each designated University Open Space (UOS) within the Sector and provide tremendous amenity to the University and neighbouring communities.

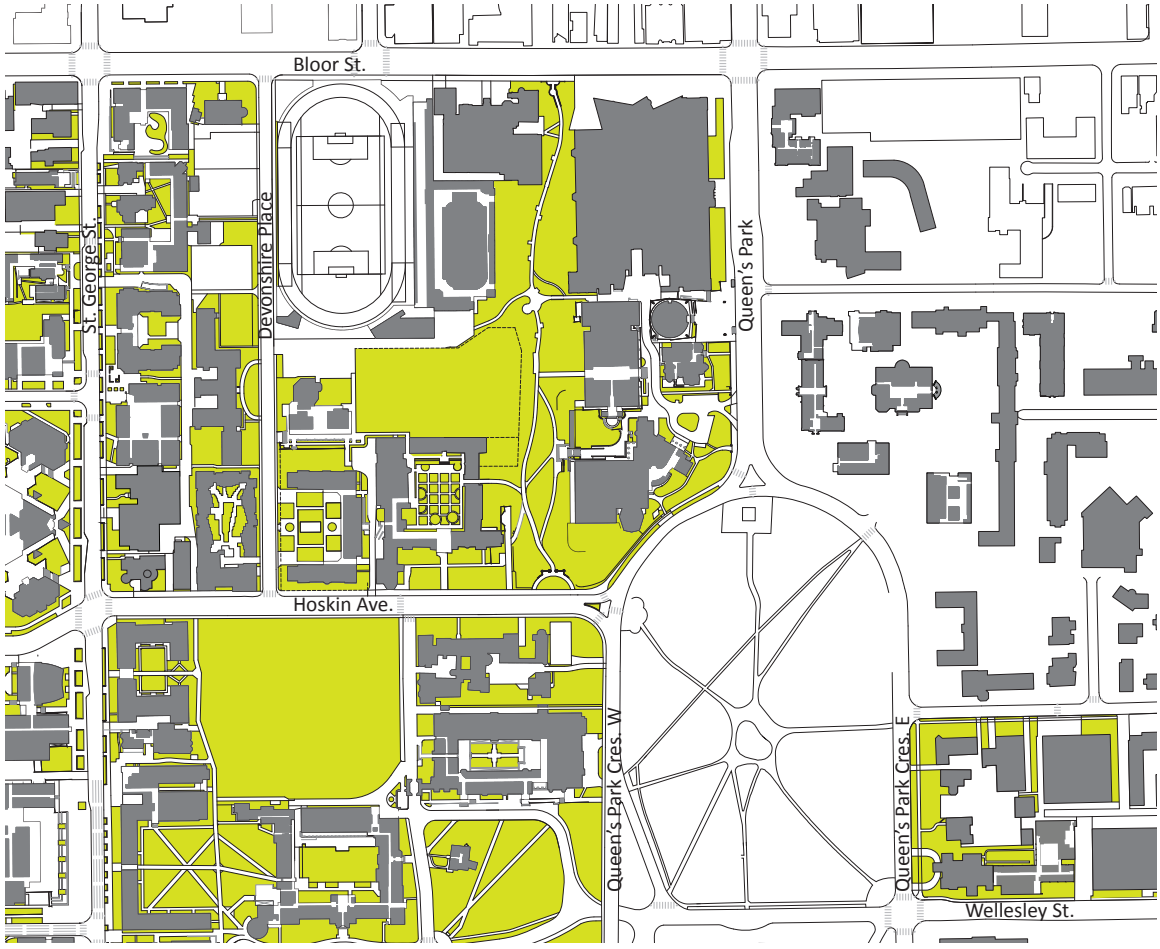
The University shares the Sector with other major institutions including the Royal Ontario Museum (ROM) and the Royal Conservatory of Music (RCM), each of which have undergone major renovations in recent years. In addition, at its north edge, Bloor Street West is a major commercial and residential thoroughfare. The St. George station, at the intersection of the Bloor-Danforth and University-Spadina subway lines, is accessed from entrances at St. George Street and Bedford Road. These entrances generate major pedestrian traffic along both St. George Street and Devonshire Place. The recent construction of the high-rise residential tower at One Bedford Road (at Bloor Street West) led to the *Bloor Corridor Visioning Study* - a City-initiated consultant study prepared to review, in its initial phase, the Bloor Street corridor between Avenue Road and Spadina Avenue in a comprehensive manner. Of interest was the impact of high-rise construction to the immediately adjacent low to mid-rise residential (Annex) and institutional neighbourhoods.

Constituent Colleges located within the Sector include Woodsworth College and the residential component of Innis College at the western boundary of the Sector as are the Federated and Affiliated Colleges of Massey, Trinity, Victoria and St. Michael's.

The quadrant includes campuses for three major University Faculties including the Faculty of Law and Faculty of Music on Queen's Park Crescent West, and the Rotman School of Management on St. George Street. In addition, the Ontario Institute for Studies in Education (OISE-UT) and Factor-Inwentash Faculty of Social Work lie immediately north of the Sector boundary on Bloor Street. Expansion to the Rotman School is currently underway on Site 11, immediately south of the existing Rotman building.

Pedestrian Circulation Plan (Nolli) of the Sector

The character of the Northeast Sector is defined by broad Avenues intersecting with a fine grid of streets, laneways and pedestrian connections. The drawing below shows major routes through buildings that connect the exterior pedestrian environment with the interior.



Northeast Sector area 'nolli' plan

Development Sites

Three existing sites remain available for development in the Sector including Site 12 at 100 Devonshire Place, Site 21 located on the Varsity Stadium/Arena lands, and Site 25 at 74-90 Wellesley Street. Site 23, the former Planetarium building on Queen's Park Crescent, has been acquired by the University from the ROM. The University proposes to expand Site 23 to add lands currently accommodating the Faculty of Music and the Faculty of Law to create the new development Site A. Plans have been developed for the expansion of the Faculty of Law and are underway for the Faculty of Music. Together with the recently acquired Planetarium (Site 23), development of Site A for Law and Music will have great impact on the public face of the University within this Sector.

Varsity Stadium and Arena are located on Bloor Street West at Devonshire Place on Site 21. The 5000-seat stadium, home to the Varsity Blues football team, was rebuilt in 2007 to include artificial turf, an 8-lane running track and a winter 'bubble' to extend the use of the space in inclement weather. Significant streetscape improvements were made as part of this project, including provision of benches and street trees. Similar streetscape treatment continues west of the Stadium in front of Woodsworth Residence at Bloor and St. George Streets.

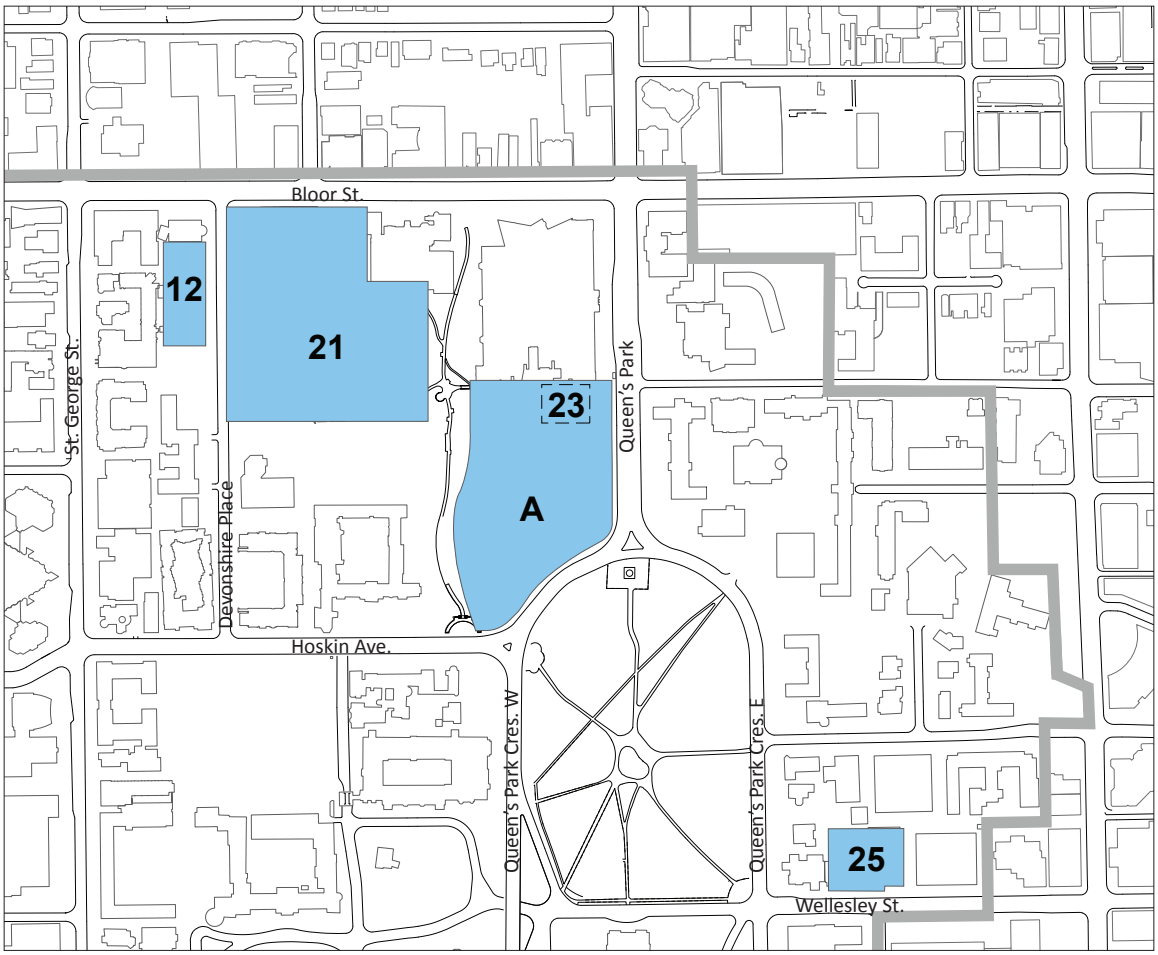
The Centre for High-Performance Sport is planned to provide additional athletic facilities on the adjacent Site 12, along with expansion space for the Munk School of Global Affairs and other institutional uses.

Opportunities and Challenges

The Northeast Sector is distinguished by its urban edges, its unique open spaces including Philosopher's Walk and Queen's Park, and the ample pedestrian streetscape improvements along St. George Street, Bloor Street and parts of Devonshire Place. Planning for development of the areas remaining sites presents the following opportunities and challenges:

1. Seek additional opportunities to partner with the City for streetscape and civic improvements.
2. Extend cross-campus pedestrian pathways to link existing with new development.
3. Create appropriate new landscaped open spaces and related amenities in concert with new building projects.
4. Consider view corridor to the Ontario Legislature building at Queen's Park in development along its axis.
5. Identify servicing to Site 12 and Site A to fulfill requirements for new development as well as those for surrounding sites.

Area Plan



Area plan with Northeast Sector development sites

The remaining approved development sites and one proposed new site in the Sector include the following:

Existing (Approved) Sites:

Site 12	100 Devonshire Place
Site 21	299 Bloor Street West
Site 23	90 Bloor Street West (Planetarium)
Site 25	74 - 90 Wellesley Street

Additional (Proposed) Sites:

Site A	Site 23 and 78, 80, 83 Queen's Park Crescent

West Side of Devonshire Place

Site Context:

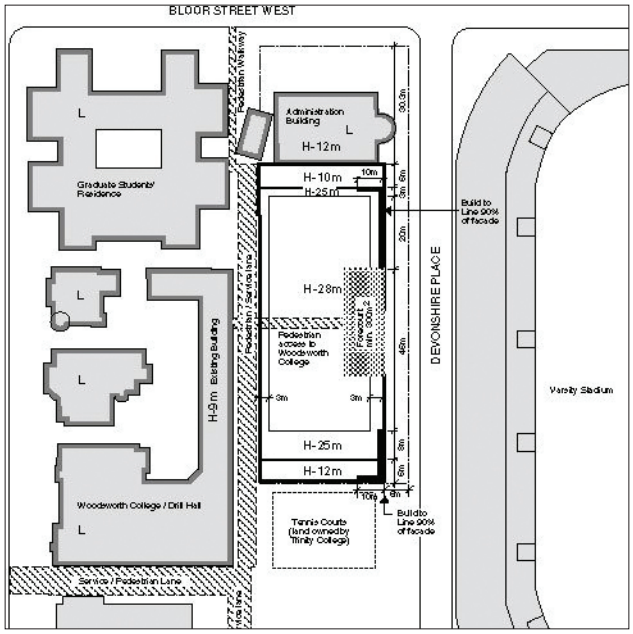
Site 12 is located on the west side of Devonshire Place south of Bloor Street, between the heritage listed 315 Bloor Street West and the Trinity College tennis club. The site currently accommodates a surface parking lot and a small annex to Woodsworth College. An existing service lane passes through the north side of the site connecting Devonshire Place to the exterior loading area for the Woodsworth College, its Residence and commercial tenants. Renovation to 315 Bloor Street West, and the addition of an accessible entrance and elevator core, are underway to accommodate expansion for the Munk School of Global Affairs. Development of Site 12 allows for physical links with this adjacent heritage structure.

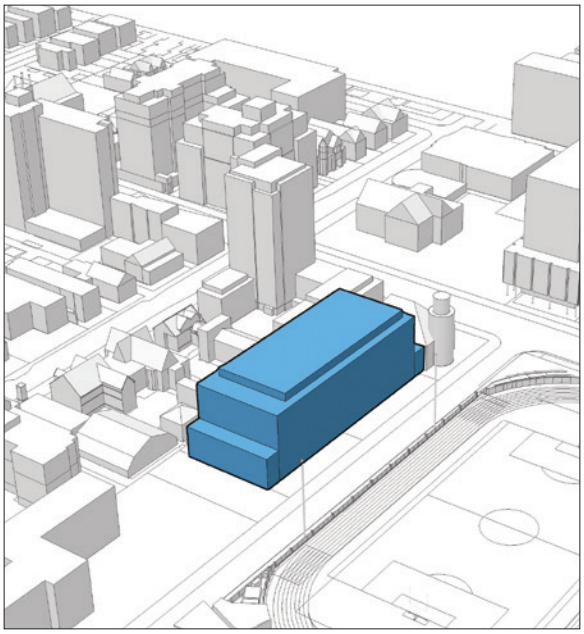
Recent development has occurred both on adjacent University land, with the completion of the first phase of Varsity Centre, and in the areas immediately adjacent on the north side of Bloor Street (One Bedford Condominium). The level of redevelopment activity in the area provided an opportunity for the City of Toronto to initiate a visioning study for the Bloor Corridor in the spring of 2007 which has provided recommendations and urban design guidelines for development in this area. The St. George Campus Northeast Sector Project Planning Report also set out key planning principles that will be important to consider in the development of the site. Principles are identified under massing, sustainable environment, public realm, land use, accessibility, heritage preservation and balanced intensification, and are in alignment with the overall Master Plan principles.

A north-south laneway, proposed in the 1997 University of Toronto Area By-law, was identified at the western edge of the site as the continuation of the existing pedestrian/service laneway located at the southern end of the block. The Trinity College tennis courts located immediately south of Site 12 along Devonshire Place prevent the connection of the proposed service laneway in a continuous manner. However, sufficient space between Trinty College courts and Woodsworth College exists to allow for the continuation as a pedestrian mid-block pathway.

It is anticipated that the Goldring Centre for High Performance Sport will begin construction on Site 12 in the spring of 2012. The Centre will be situated on the south two-thirds of the site, while the northern portion will be prepared to accommodate an academic tower with connections to the designated heritage building at 315 Bloor Street to the north. Foundations for the tower will be constructed as part of the Goldring project, as well as a servicing/loading bay at the ground level. The incorporation of 315 Bloor Street into the full development of the site will provide an opportunity to contribute to the character of high quality buildings on both the Bloor Street corridor and Site 12.

Approved Envelope Capacity:





Northwest view

Approved Building Envelope *[City of Toronto By-Law 1997-0275]:*

Existing Site Occupancy:	310 gsm
Approved Envelope:	32,190 gsm
Discounted Envelope:	27,360 gsm
Maximum Height:	28 m

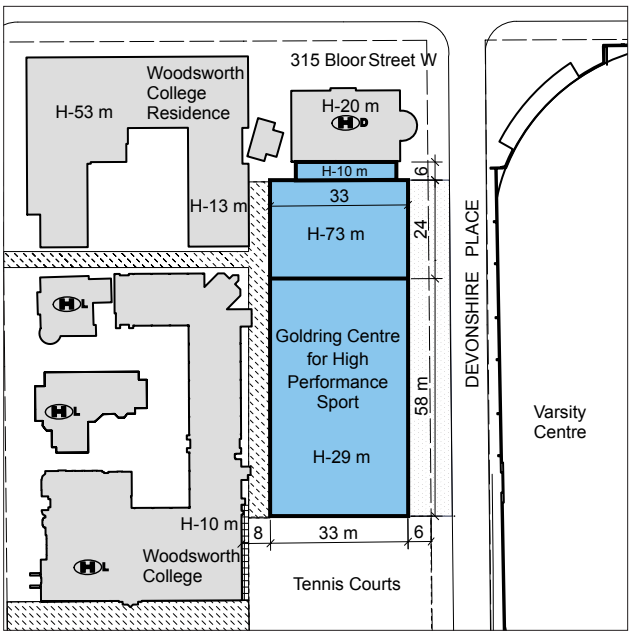
Use Assumptions:
Institutional use with commercial zoning permission to a depth equal to the Varsity Stadium;
Commercial at grade at north end of site with 8 floors residential above and 10 floors residential at south end

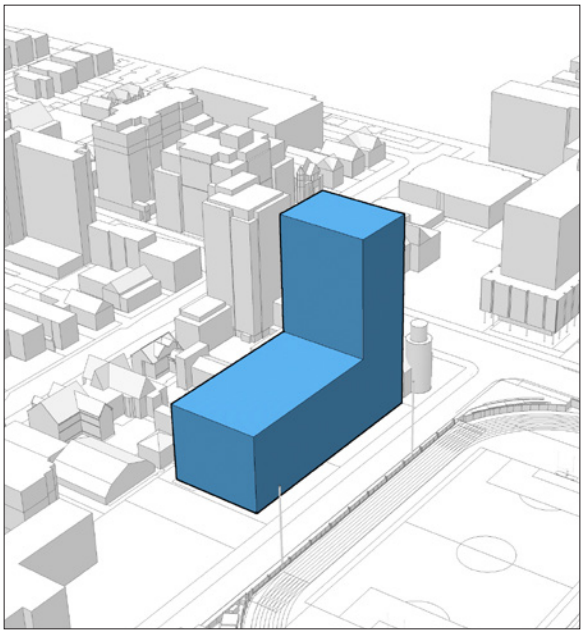
Approved Building Envelope Alternate *[City of Toronto By-Law 1997-0275]:*

Approved Envelope Alternate:	27,600 gsm
Discounted Envelope:	23,460 gsm
Maximum Height:	28 m

Use Assumptions:
Institutional use with commercial zoning permissions to a depth equal to Varsity Stadium;
9 floors commercial at north end and 10 floors residential at south end

Proposed Envelope Capacity:





Northwest view

Forecourt/Streetscape Improvement

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:

Existing Site Occupancy:	310 gsm
Proposed Envelope:	27,894 gsm
Discounted Envelope:	23,710 gsm
Maximum Height:	73 m

Note: calculations for proposed site envelope include assumptions of program including Varsity Centre for High Performance Sport and expansion space for other academic units.

Use Assumptions:

18 floors institutional, with commercial at grade at north end of site stepping down to 7 storey institutional block at south end of site. Commercial zoning permission to a depth equal to Varsity Stadium.

The proposed envelope retains much of the intent of the approved envelope. The proposed 29m envelope has been allows adequate width to accomodate the expected program (High Performance Sport). A 73m tower is proposed at the north end of the site, with possible connections through to the heritage-listed observatory building, in keeping with existing heights along the Bloor Street corridor. A pedestrian walkway will be maintained between Woodsworth College and Site 12 development. Servicing will be combined with WW College and Residence and must be resolved within the site in order for development to occur.

SITE 12: 100 Devonshire Place

Development Context:

Secondary Effects:
- Site development will require relocation of occupants of the Woodsoworth College Writing Centre and APUS currently located within the building at 100 Devonshire Place.
- Full development of the site will require the removal of 11 trees, 9 of which are by-law trees (greater than 30cm in diameter).

Parking:
- 48 existing parking spaces are to be relocated elsewhere on campus.

Servicing:
- Servicing for Site 12 will need to accommodate all service requirements for its site occupants, including access and shared service/loading area for Woodsworth College and Residence.

Pedestrian Routes:
- The existing mid-block pedestrian/service laneway at the southern end of the block may be extended as a pedestrian link north through the site. The existing Trinity College tennis courts prohibit the vehicular/ service aspect of the laneway to continue northward.
- The existing east-west pedestrian connection running from St. George Street, between Woodsworth College and Residence, should be extended to Devonshire Place through Site 12 using exterior or interior connections.

Height and Massing:
- The proposed envelope includes two distinct massing elements: a tower at the north end of the site, responding to the scale of the Bloor Street corridor, and a lower block that responds to the institutional nature of the campus to the south.

Open Space:
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:
- 315 Bloor Street is a listed building on the City of Toronto inventory of heritage properties. The building will be incorporated into the site and will require review with respect to heritage-appropriate response.

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- Ensure that the Devonshire Place façade provides a strong and complementary edge to Varsity Centre.
- Establish a connection between the two facilities with the creation of a plaza environment spanning Devonshire.
- Respond to and extend the materials/streetscape approach already established on the east side of Devonshire including sidewalk widening, tree planting, and introduction of street furniture.

Site Data:

Existing Site Occupancy (above and below grade)

Building	**Department**	**Area** (total)	(to be demolished)
100 Devonshire Place	Assoc. for Part Time Undergrad Students	87	
	Woodsworth College	90	
	TOTAL Site Area (Gross Area)	**177 nasm (310 gsm)**	**177 nasm (310 gsm)**

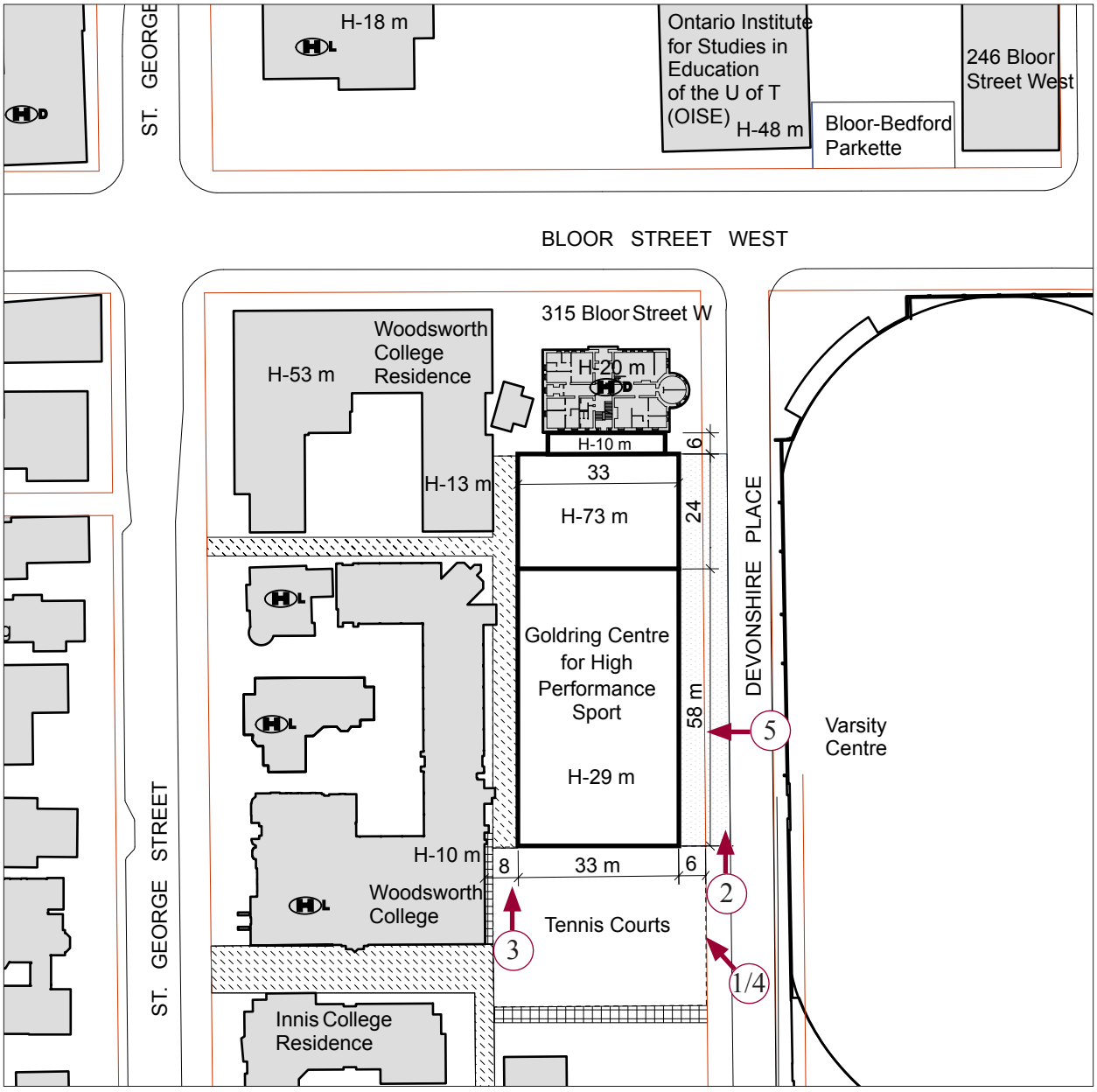
Area within approved building envelope (gsm)

Discounted Envelope:	(above grade):	23,460
	(below grade):	2,693 (assumes 1 storey)
less Area to be Demolished:		310
Net Site Increase:		25,843 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	23,710
	(below grade):	3,425 (assumes 1 storey)
less Area to be Demolished:		310
Net Site Increase:		26,825 gsm

Context Plan with Proposed Envelope:



Proposed Envelope

Existing Building

City Setback/Property Line

Fence

Heritage Building (Listed)

Forecourt/Streetscape Improvement

Service/Pedestrian Walkway

Pedestrian Walkway

Photo marker

Heritage Building (Designated)

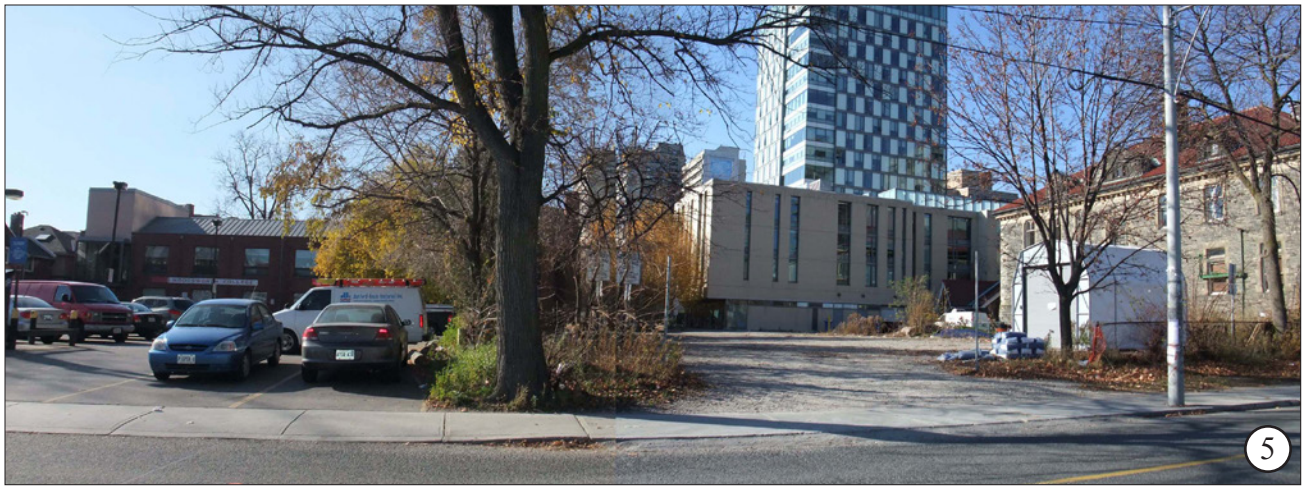
Site Photos:

View of site, looking northwest toward Woodsworth College Residence

View north from southeast corner of the site

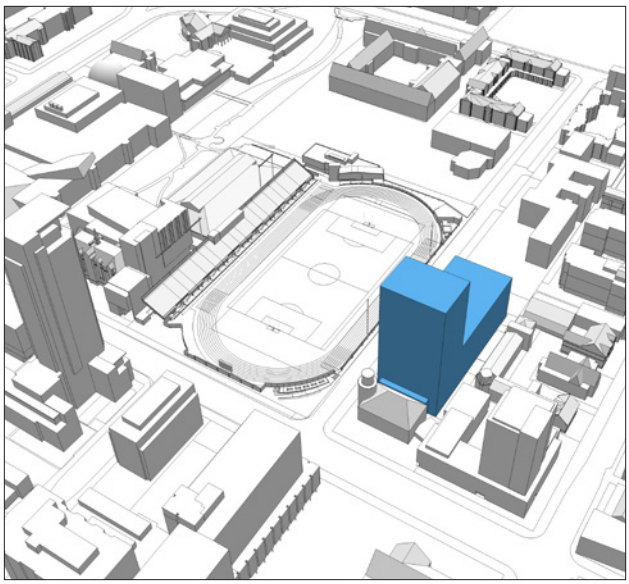
View north behind Woodsworth College

Trinity College's tennis courts to remain; Annex building beyond to be demolished

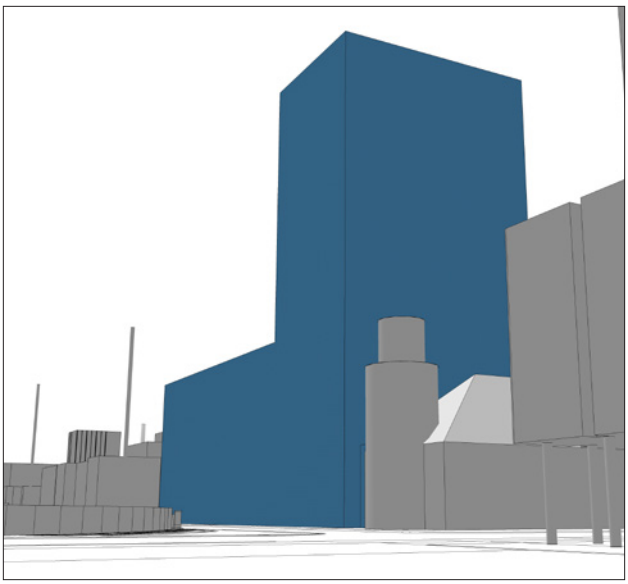


View west to development site

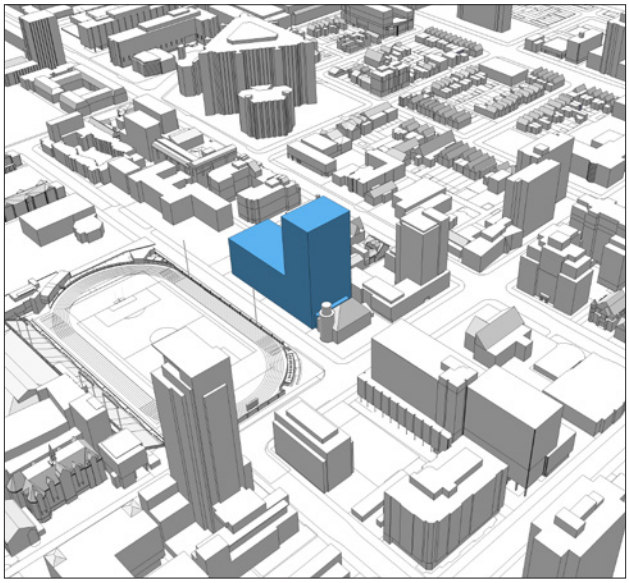
Additional 3D Views (Proposed Envelope):



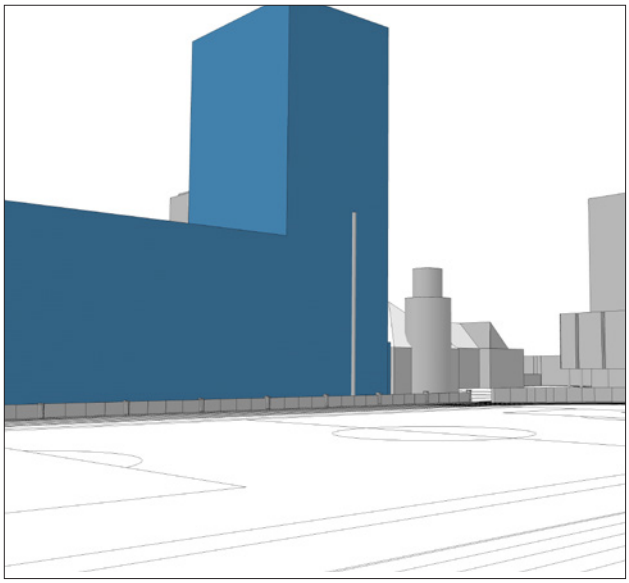
View toward southeast



View south past OISE Buidling



View toward southwest



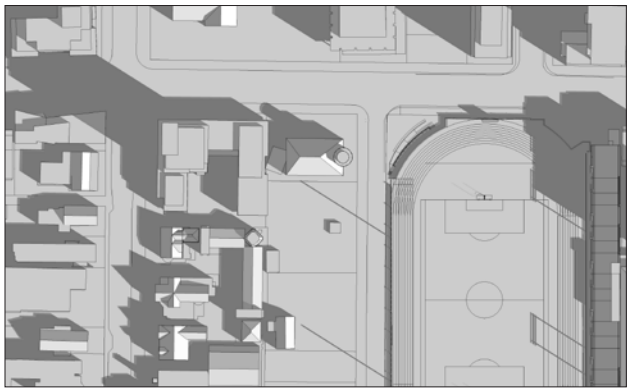
View from Varsity Stadium bleachers

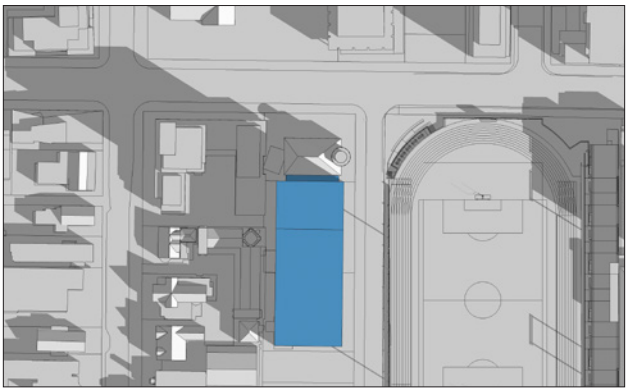
Shadow Study (September 21):

Existing

with Proposed Building Envelope

9 a.m.





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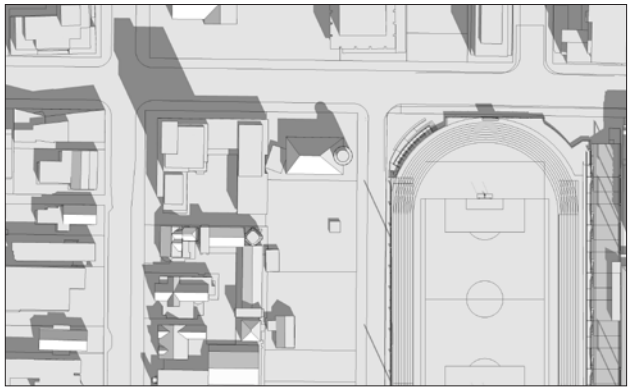

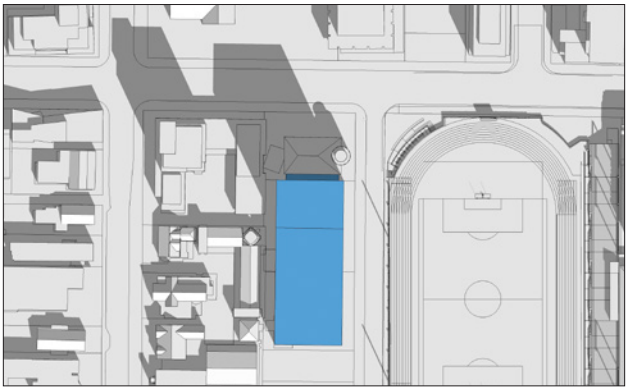

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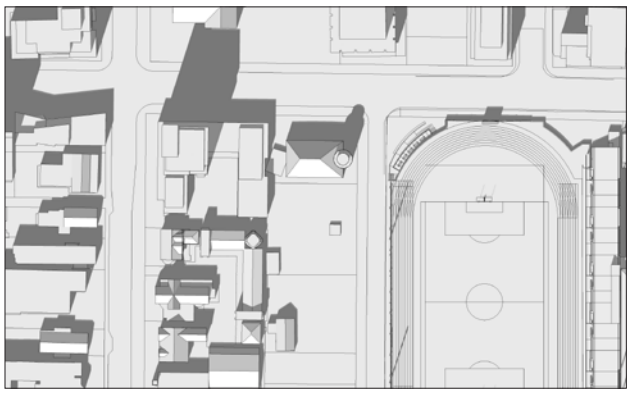

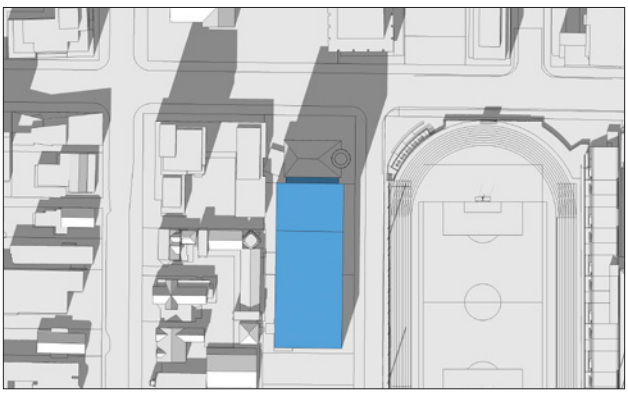

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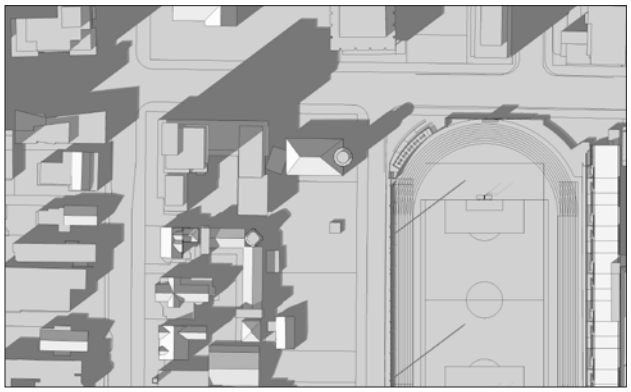
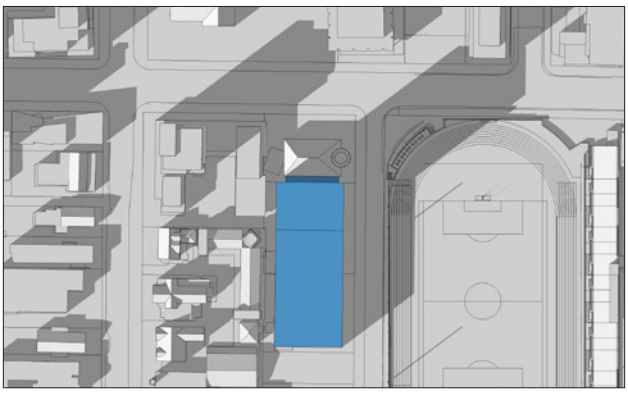




SITE 21: 299 Bloor Street West - Varsity Stadium Lands

Varisty Stadium and Pavilion (north end of Devonshire Place)

East side of Devonshire Place (south end)

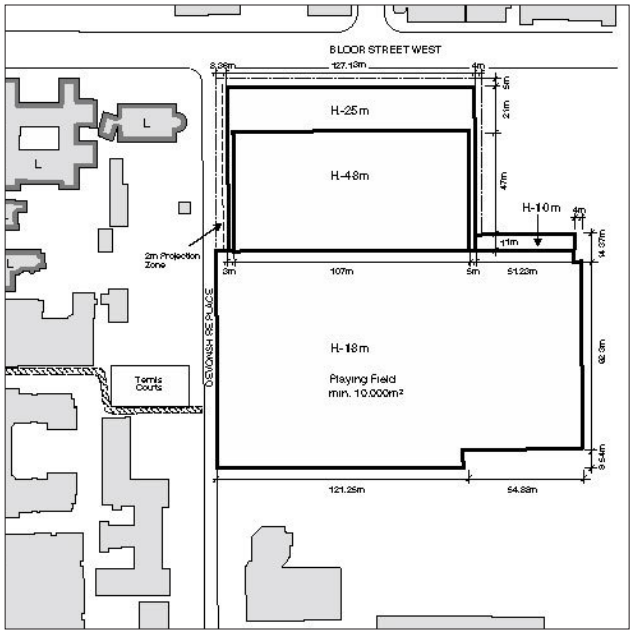
Site Context:

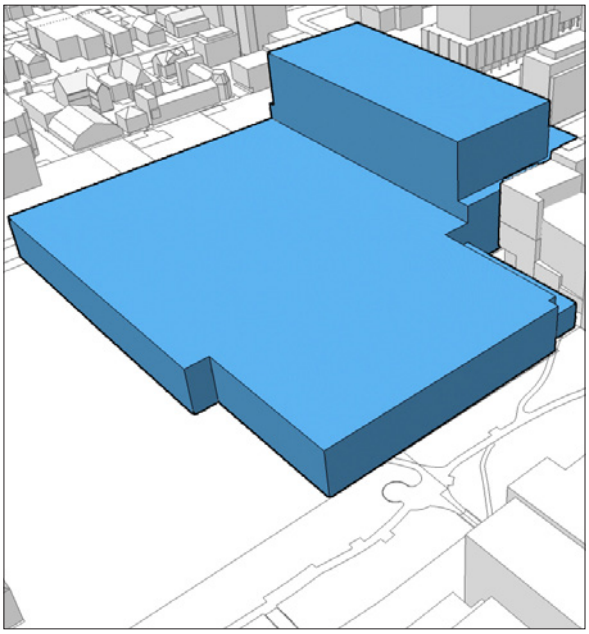
Site 21 is located at the southeast corner of Bloor Street West and Devonshire Place. A large portion of the site has been partially redeveloped to accommodate the new Varsity Centre including the new Stadium, seating for 5,000 and Pavilion. The Varsity Arena, home to Varsity Blues men's and women's hockey team and resource to the broader community for public skates and Junior Blues programs is also located within the development envelope. Pedestrian access to the Arena is available off Bloor Street between the Varsity Centre and the recently renovated Royal Conservatory of Music.

The site abuts Philosopher's Walk, zoned University Open Space, to the east and Trinity College playing field to the south.

No changes are proposed to the approved envelope.

Approved Envelope Capacity:





Northwest view

Approved Building Envelope *[City of Toronto By-Law 1997-0275]:*

Approved Envelope:	97,690 gsm
Discounted Envelope:	83,010 gsm
Maximum Height:	48 m

Use Assumptions:

6 floors commercial, 8 residential, playing field minumum 10,000 sm

North side of Wellesley Street

Site Context:

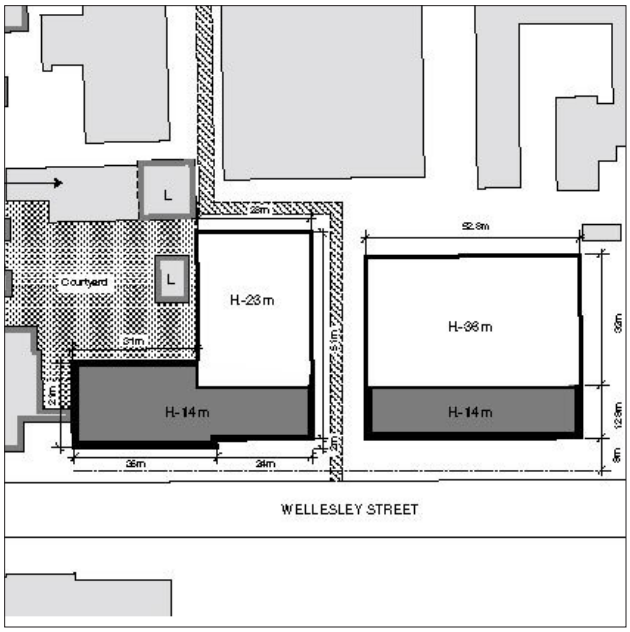
Site 25 includes two addresses: 74 and 90 Wellesley Street. The site is located between Queen's Park Crescent to the west and Bay Street to the east, within the St. Michael's College and government precincts of the University of Toronto Area. St. Joseph College School is located at 74 Wellesley. The University has recently acquired 90 Wellesley, and is using the building to accommodate academic programs. Both 74 and 90 Wellesley are included in the Part II Plan as development sites within the University of Toronto Area. However, only 90 Wellesley is owned by the University and considered for intensification in this Master Plan.

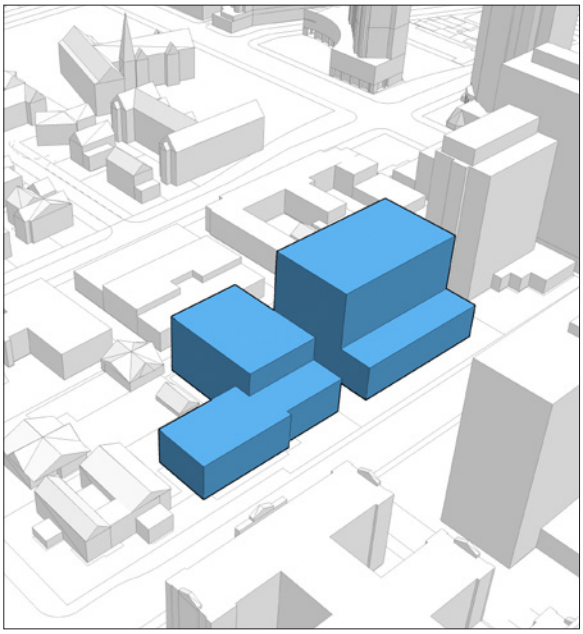
The site, on the north side of Wellesley, lies immediately adjacent to the former Christie Mansion located at the corner of Wellesley and Queen's Park Crescent East. This eastern edge of Queen's Park includes numerous former nineteenth century residential estates and is low-rise in building form.

The 16-storey Whitney Block and the 14-storey Ferguson Block of the Ontario Government complex are located on the south side of Wellesley, and higher residential and government buildings line the north side of Wellesley east of the site. Significant high-rise development along Bay Street continues to transform the density of this neighbourhood.

SITE 25: 74 - 90 Wellesley Street

Approved Envelope Capacity:





Northeast view

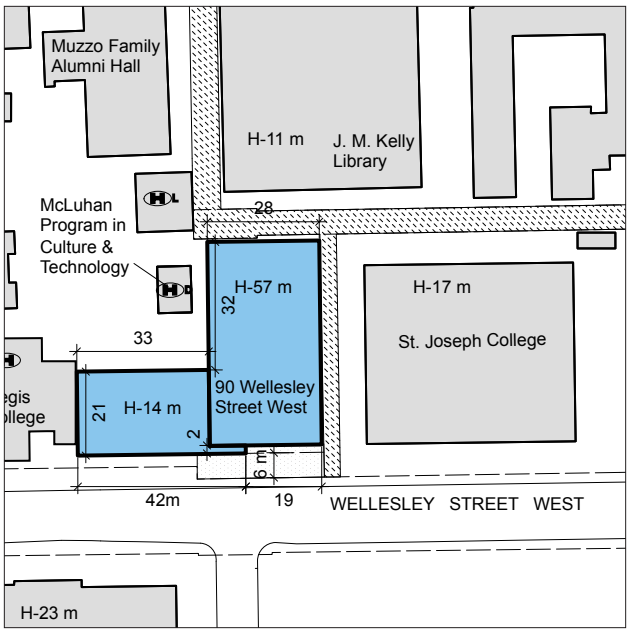
Approved Building Envelope *[City of Toronto By-Law 1997-0275]:*

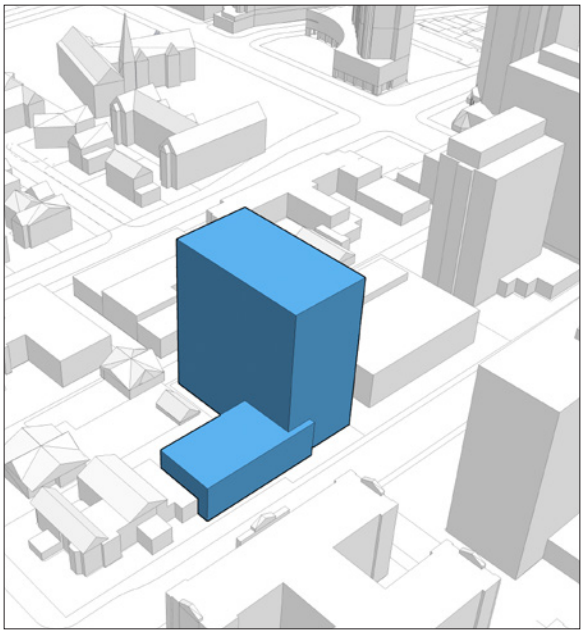
Existing Site Occupancy*:	6,470 gsm
Approved Envelope:	9,466 gsm
Discounted Envelope:	8,046 gsm
Maximum Height:	23 m

*90 Wellesley only

Use Assumptions:
6 floors institutional use

Proposed Envelope Capacity:





Northeast view

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:

Existing Site Occupancy*:	6,470 gsm
Proposed Envelope:	22,125 gsm
Discounted Envelope:	18,806 gsm
Maximum Height:	57 m

*90 Wellesley only

Use Assumptions:
14 floors institutional use

The proposed envelope recognizes the lower scale of residential and institutional buildings at Queen's Park Crescent with a 14m envelope forming the western portion of the site. The taller envelope is turned with its narrow dimension to the street to minimize impact while addressing the higher structures south and east of the site.

SITE 25: 74 - 90 Wellesley Street

Development Context:

Secondary Effects:
- Relocation of current University of Toronto occupants will be required.
- A portion of 90 Wellesley Street may be retained, or integrated, into future development to satisfy occupancy agreements with Regis College.

Parking:
- 3 parking spaces are located on this site and would require relocation to another site on campus.

Servicing:
- Servicing must be accessed off Wellesley Street.

Pedestrian Routes:
- Existing pedestrian access running north-south through the site along the site's eastern boundary should be maintained.

Height and Massing:
- The building massing should complement Wellesley Street West institutional scale, and ensure sensitive massing and architectural relationship with the adjacent Christie mansion.
- Lower buildings fronting onto Queen's Park require a transition zone of low- to mid-scale buildings moving east.

Open Space:
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- Active and accessible uses should be introduced at grade.
- The streetscape design, including tree planting along the sidewalk, should reflect the landscaping of the Whitney and Ferguson Buildings across the street.

Site Data:

Existing Site Occupancy (above and below grade)

Building	**Department**	**Area** (total)	(to be demolished)
Wellesley-90(Fontbonne)	Music, Faculty of	793	
	Regis College	949	
	Vice-President and Provost	29	
	Non Institutional Space	36	
	Building Services, Grounds & Trades	26	
	Unallocated Space	460	
		2,294	**2,294**
		(4,152 gsm)	**(4,152 gsm)**
Wellesley-90 (Mary Hall)	Music, Faculty of	1,140	
	Unallocated Space	61	
		1,201	**1,201**
		(2,318 gsm)	**(2,318 gsm)**
	TOTAL Site Area (nasm)	**3,495**	**3,495**
	(Gross Area)	**(6,470 gsm)**	**(6,470 gsm)**

Area within approved building envelope (gsm)

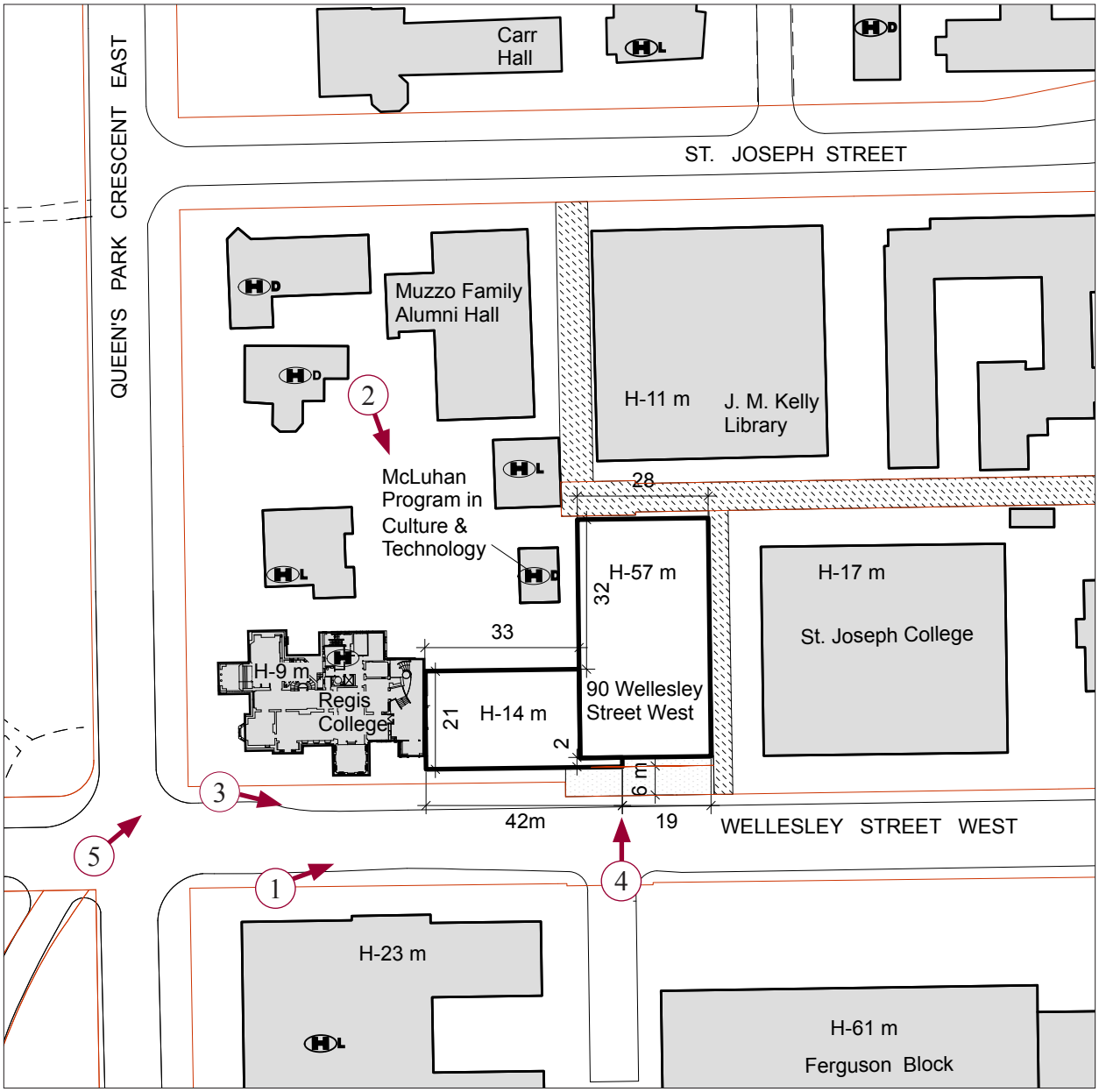
Discounted Envelope:	(above grade):	8,046
	(below grade):	1,765 (assumes 1 storey)
less Area to be Demolished:		6,470
Net Site Increase:		3,341 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	18,806
	(below grade):	1,818 (assumes 1 storey)
less Area to be Demolished:		6,470
Net Site Increase:		14,154 gsm

SITE 25: 74 - 90 Wellesley Street

Context Plan with Proposed Envelope:

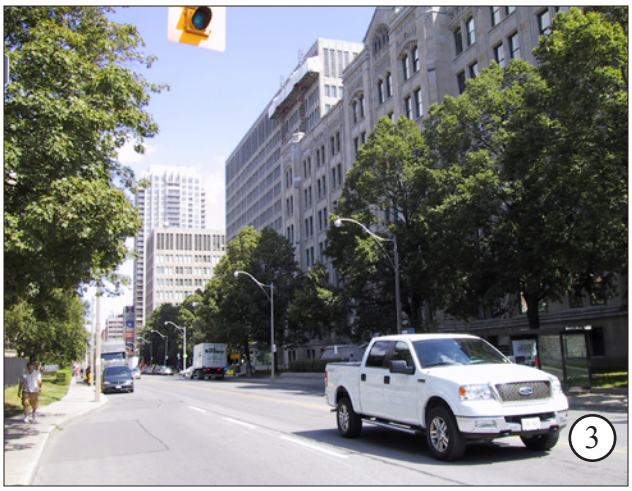


Site Photos:

View to site; Christie Mansion (Regis College) in foreground

View to site from north parking lot, looking south

Connection between 74 and 90 Wellesley Street W

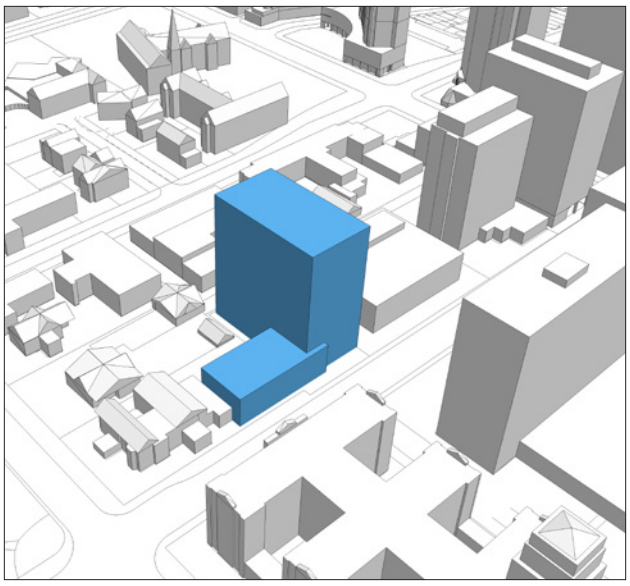


View of government offices opposite site; south side of Wellesley Street W

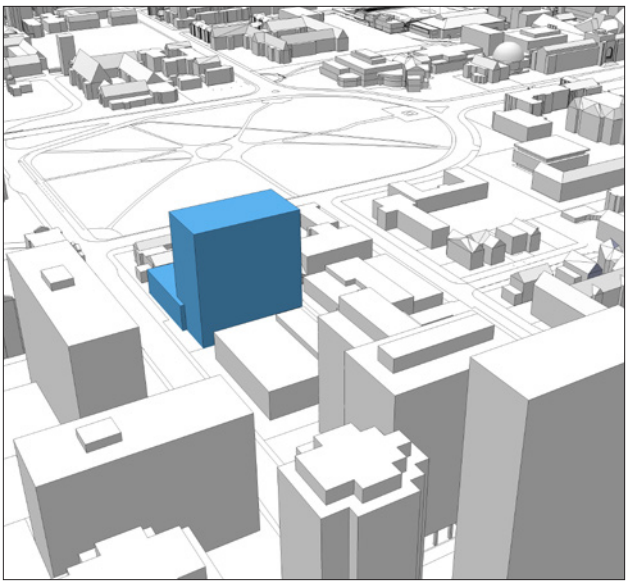
90 Wellesley Street West

Christie Mansion to remain

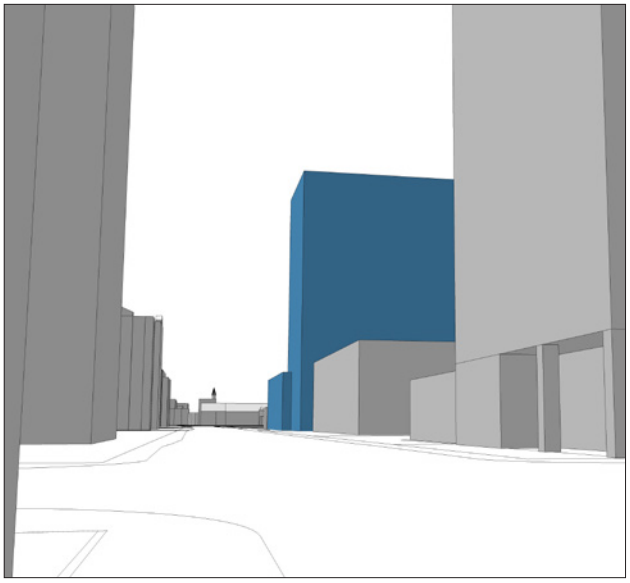
Additional 3D Views (Proposed Envelope):



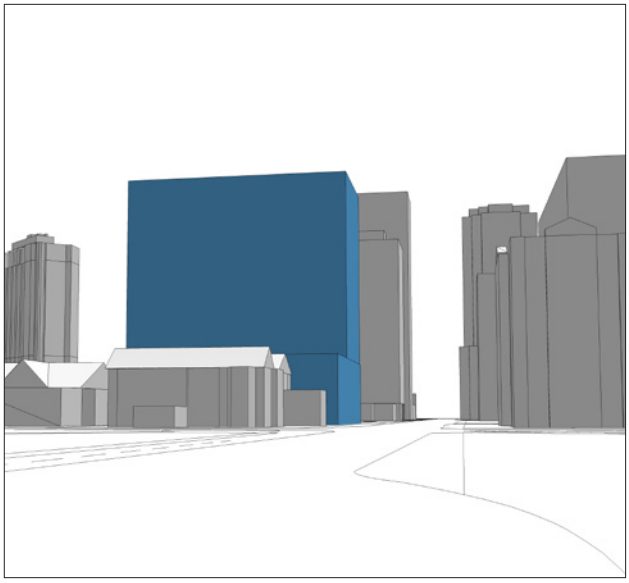
View toward northeast



View toward northwest



View west along Wellesley Street



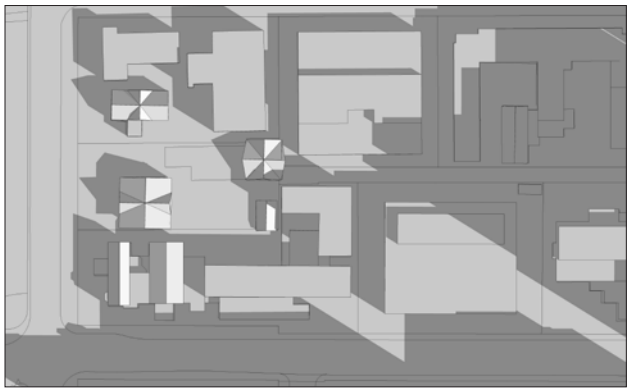
View east from Queen's Park

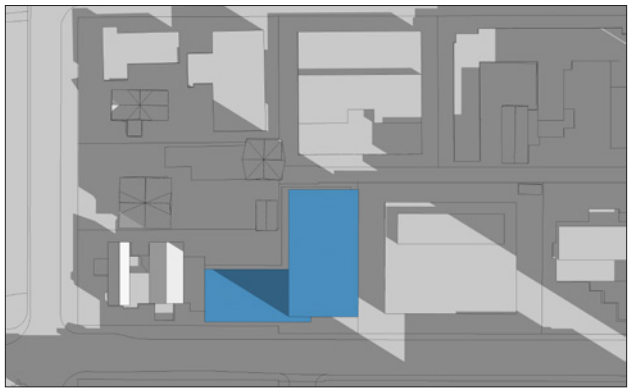
Shadow Study (September 21):

Existing

with Proposed Building Envelope

9 a.m.





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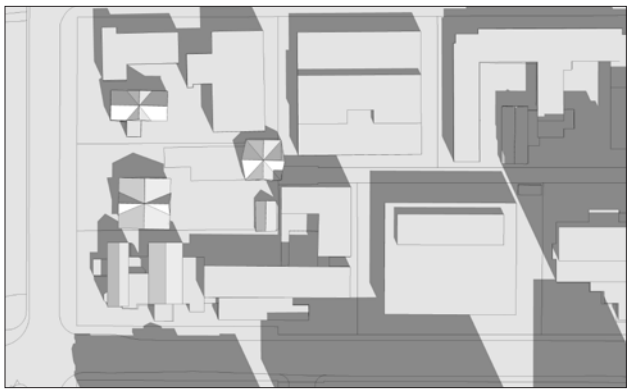

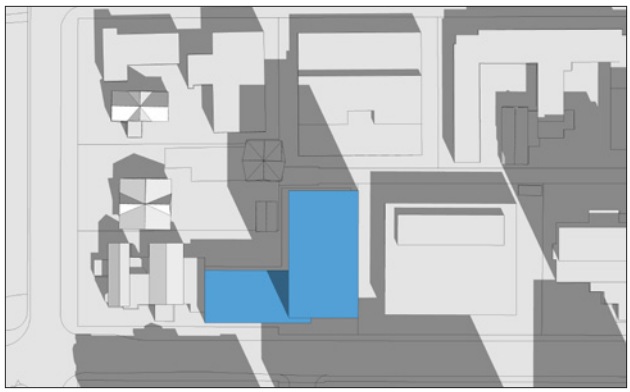

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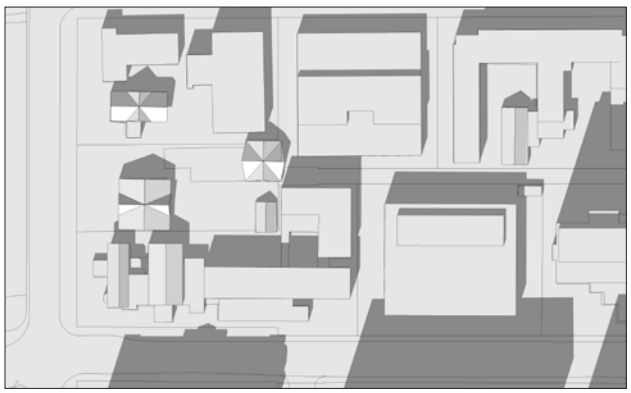

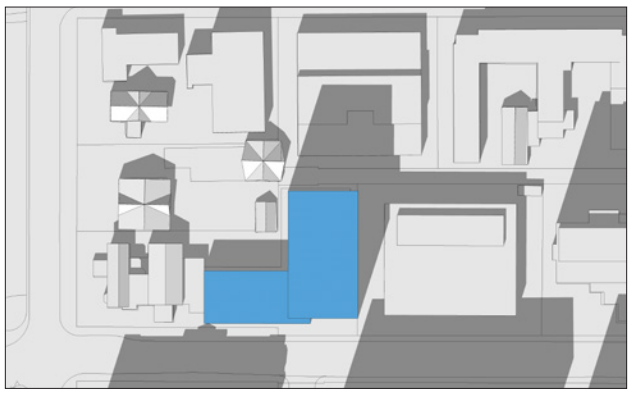

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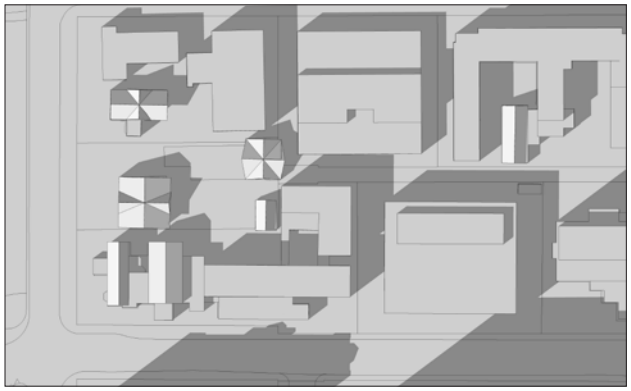
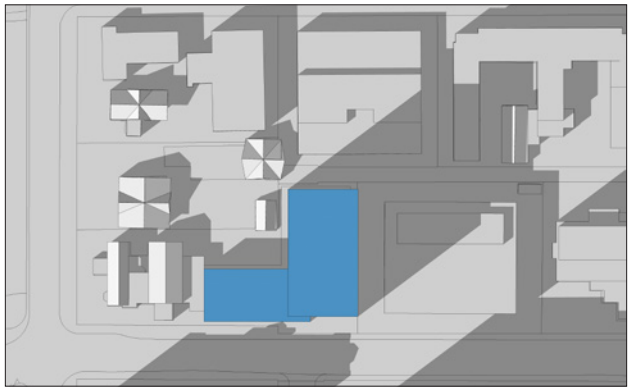




View west from Queen's Park Crescent

View east from Philosopher's Walk

Site Context:

The site of the Faculty of Law and the Faculty of Music is bounded by Philosopher's Walk to the west, the Royal Ontario Museum to the north, and Hoskin Avenue, Queen's Park and the Parliament buildings to the south. The existing context of low-to-mid rise institutional buildings establishes an overall built form pattern. The site is zoned for institutional use and includes two heritage listed buildings – Flavelle House and Falconer Hall.

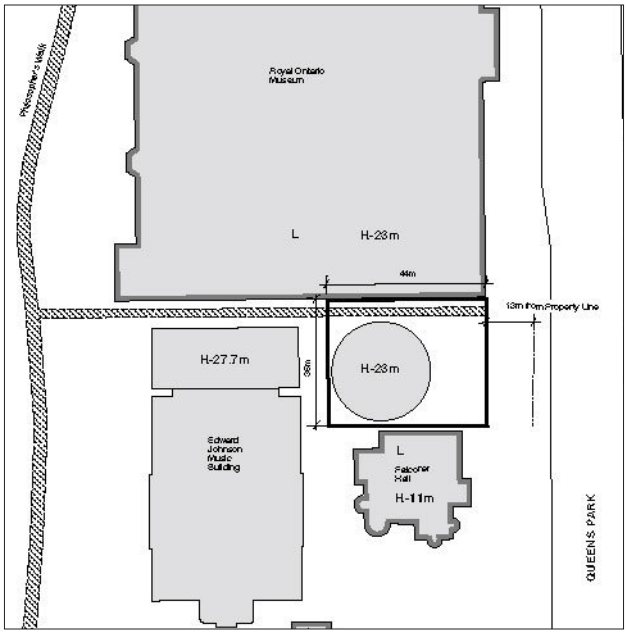
The site is located between two important green open spaces – Queen's Park and Philosopher's Walk– which offer mature vegetation to the south, east and west. A master plan for Philosopher's Walk (recently completed) provides guidance to the improvement and maintenance of this green space amenity. Surrounding open spaces contain a rich network of pedestrian paths which merge with those of the adjoining campus. The site is in the position to serve as a 'gateway' to Philosopher's Walk, as well as to the campus. The area around the site is popular with pedestrians. Paths of movement through the site include those connections from the east campus, Queen's Park and the Museum subway to Philosopher's Walk and the central campus.

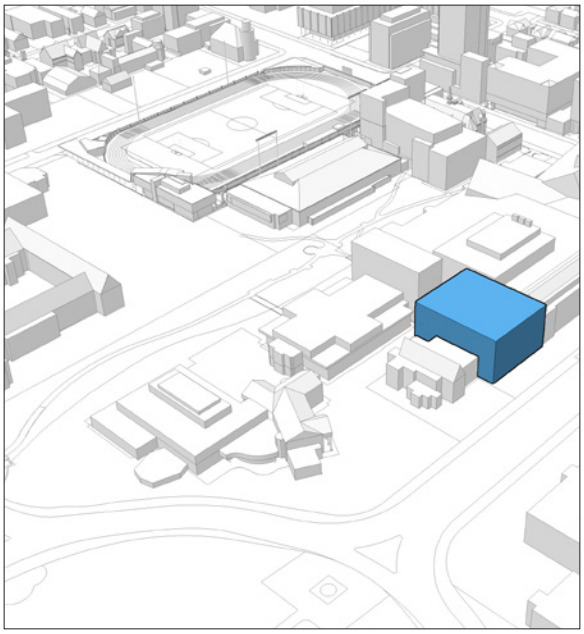
The Royal Ontario Museum has recently completed an extensive renovation and addition on its Bloor Street frontage. The University of Toronto has acquired the Planetarium site property (Site 23) immediately south of the ROM which will facilitate planned expansion within the Law and Music precincts.

The View Control Study for Queen's Park and the Legislative Assembly of Ontario prepared for the City of Toronto in 2009 has been carefully considered in the proposed location and orientation of taller elements on this site to respect and protect views from the south.

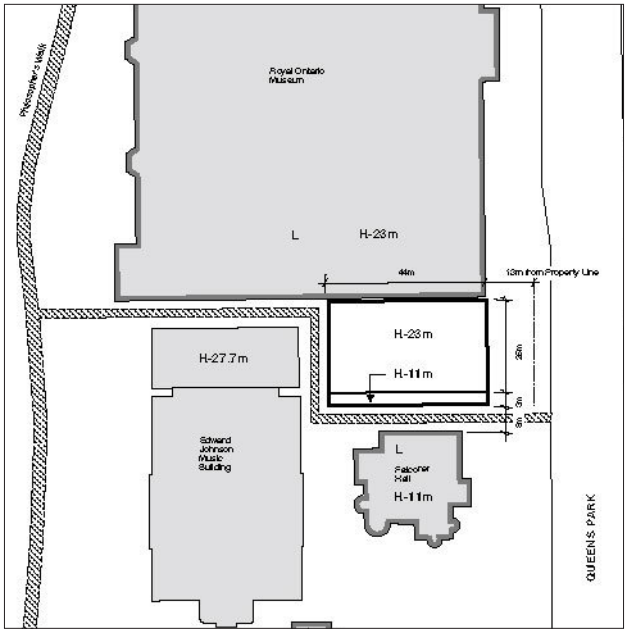
This site, with the exception of the former planetarium property, was not included in the University of Toronto Area Part II Plan. Redevelopment will require re-zoning to go forward. A comprehensive plan for the precinct will be required for City approvals.

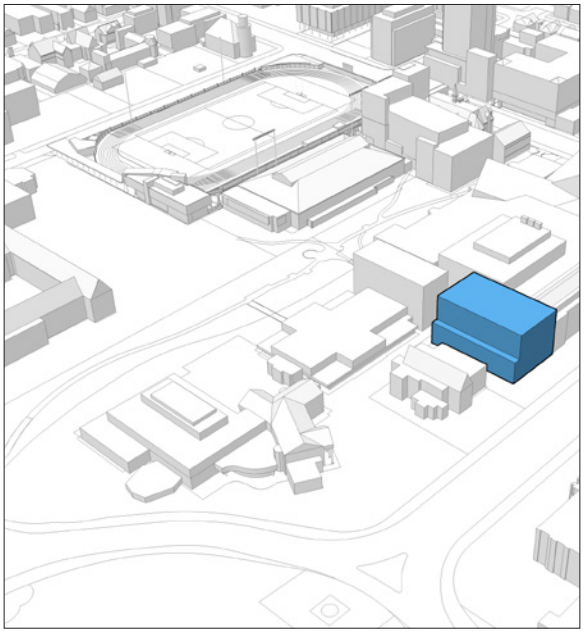
Existing Envelope Capacity (Options a and b):





Northwest view - Option a





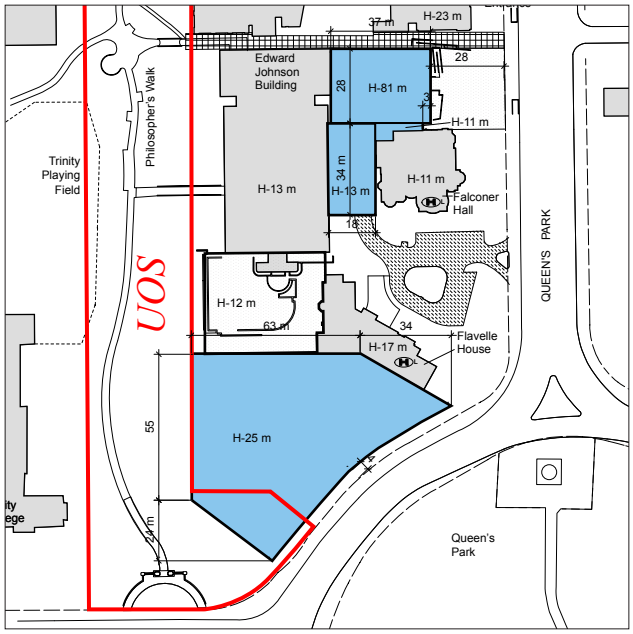
Northwest view - Option b

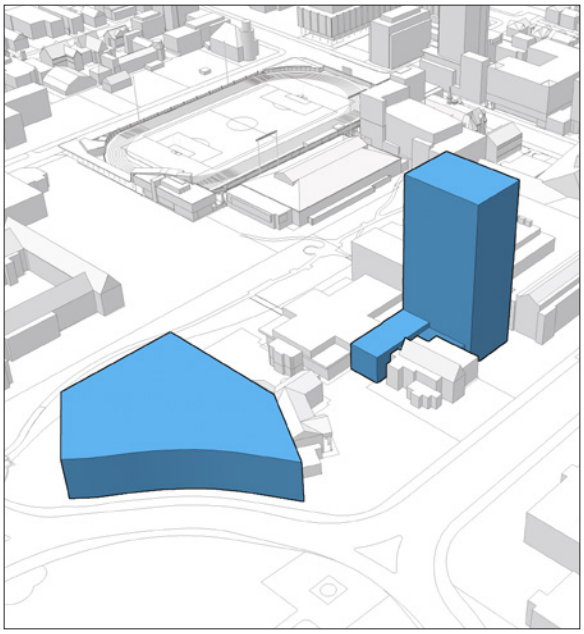
Approved Building Envelope (Site 23a):

Existing Site Occupancy:	2,712 gsm	(former Planetarium building only)
Approved Envelope:	9,504 gsm	
Discounted Envelope:	8,078 gsm	
Maximum Height:	23 m	

Use Assumptions:
6 floors institutional use

Proposed Envelope Capacity:





Northwest view

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Pedestrian Walkway

Proposed Building Envelope:

Existing Site Occupancy:		31,843 gsm
Proposed Envelope:	(north)	22,825 gsm
	(south)	26,650 gsm
Discounted Envelope:	(north)	19,400 gsm
	(south)	22,650 gsm
Maximum Height:	(north)	81 m

Use Assumptions:

Envelope includes retention of Flavelle House and partial to full retention of Falconer Hall;
At the south, 6 floors (25m measured from Queen's Park Crescent) institutional use;
At the north, 81m institutional use with connections to Falconer Hall and Edward Johnson Building.

The proposed envelope allows for up to 6 storeys of development at the south end of the site (as measured from Queen's Park Crescent), replacing the existing Bora Laskin Law Library and reaching south and east respecting a 4m setback along Queen's Park Crescent. A covered courtyard/forecourt is also proposed, linking the Faculty of Law envelope to the existing Edward Johnson Building. At the north end of the site a tower is proposed, setback significantly from Queen's Park Crescent to maintain an entrance forecourt, and views to the south facade of the ROM immediately north of the site. The envelope proposes partial to full retention of Falconer Hall. Servicing will remain accessible from the existing service laneway with the new envelope providing physical connections over the laneway between the new envelope and the Faculty of Music, Edward Johnson Building.

SITE A: 78, 80, 83 Queen's Park Crescent West

Development Context:

Site Conditions:
- UOS Philosophers' Walk requires protection as a cultural landscape.
- There is limited vehicular access from Queen's Park.

Parking:
- 18 existing parking spaces on site may be maintained, or relocated within the campus boundaries.
- There is potential for a new subway exit as part of the development.

Servicing:
- Service vehicle access to each of the Faculty of Law, the Faculty of Music and the ROM will require integration within the development site.

Pedestrian Routes:
- East-west connections should be enhanced:
- The existing pedestrian route between Queen's Park and Philosopher's Walk, which currently intersects with the ROM service/loading area, should be improved.
- The envelope provides potential to improve and formalize the interior connection between Queen's Park and Philosopher's Walk, separating pedestrians from servicing vehicles.

Height and Massing:
- 6-floor (25m) envelope at the south end of the site is proposed, with connections through to Flavelle House; it maintains a consistent 4m setback from Queen's Park Crescent West
- An 81m tower steps down to a 13m connection, which provides an interior link through to the Edward Johnson Building and Falconer Hall.
- The tower is set back to allow for clear views to the southern heritage facade at the ROM; to provide publicly-accessible open space facing Queen's Park and to respect and protect views from the south toward the Legislative Assembly.

Open Space:
- Philosopher's Walk, zoned UOS, is to be maintained and enhanced through strengthened pedestrian connections to Law and Music.
- A covered 'winter garden' connector may be located between the Edward Johnson Building and Flavelle House/Faculty of Law (south envelope) in the location of the rear courtyard.
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:
- Falconer Hall and Flavelle House are heritage listed buildings.
- The propsed envelope has been set back to the west to expose the south heritage facade of the Royal Ontario Museum.

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- A strong civic/institutional character should be emphasized in the pedestrian network and adjacent public spaces.
- New construction should initiate a sensitive juxtaposition with the existing heritage buildings.
- The site should not be 'walled' off from Philosopher's Walk and the green edge along Queen's Park Crescent West should be respected.

Site Data:

Existing Site Occupancy (above and below grade)

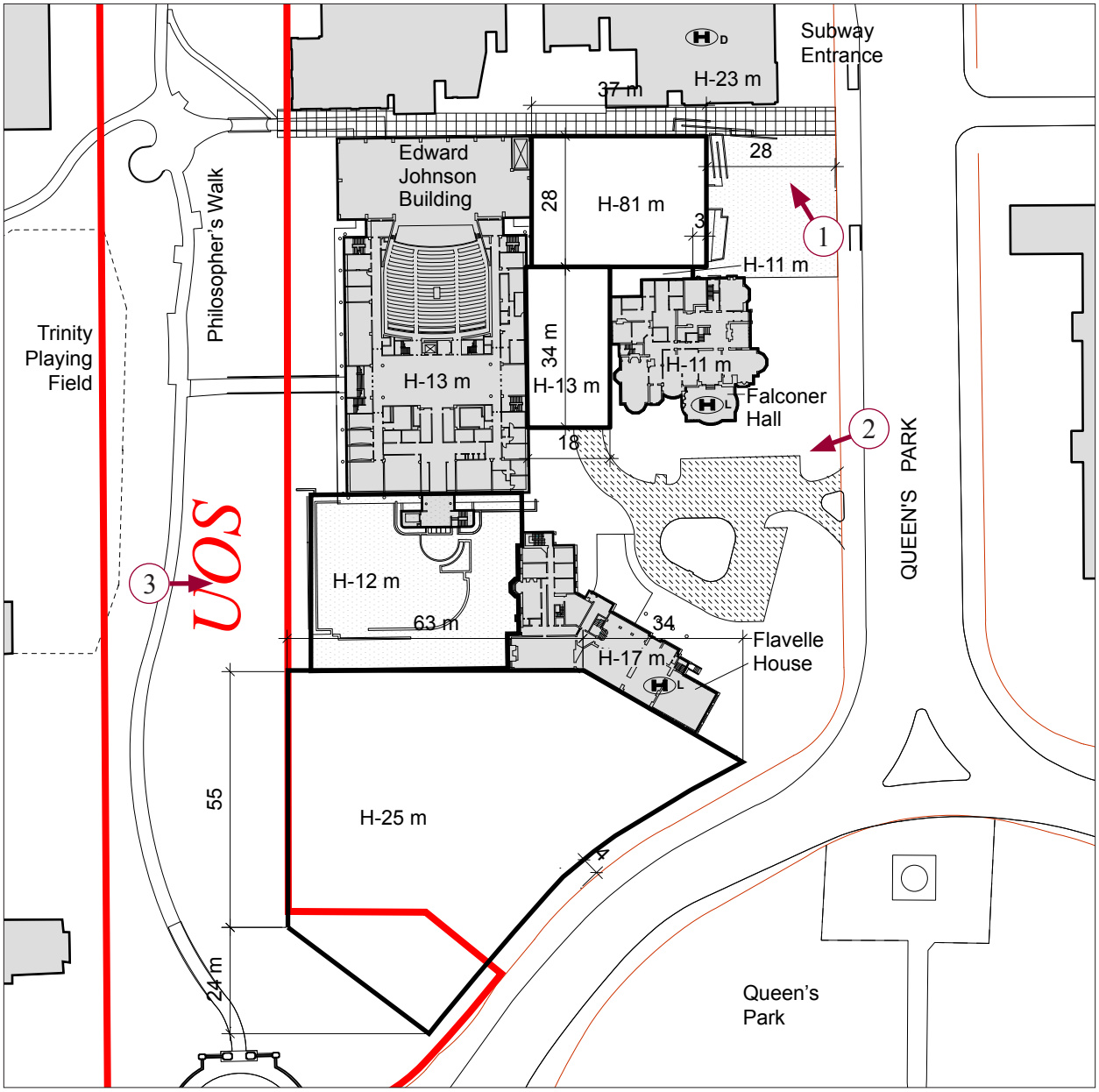
Building	**Department**	**Area** (total)	(to be demolished)
Flavelle House and Bora Laskin Library	Law, Faculty of	5,575	4,099
	Ancillary Services	33	
	Buildings & Grounds	24	
		5,632	**4,099**
		(11,217 gsm)	**(8,850 gsm)**
Falconer Hall	Law, Faculty of	1,261	
	Student's Law Society	25	
		1,286	
		(2,531 gsm)	**(0 gsm)**
Edward Johnson Building	Music, Faculty of	8,110	
	Buildings & Grounds	14	
		8,124	
		(14,148 gsm)	**(0 gsm)**
Planetarium Building		**2,036**	**2,036**
		(2,710 gsm)	**(2,710 gsm)**
	TOTAL Site Area (nasm)	**17,078**	**6,135**
	(Gross Area)	**(31,843 gsm)**	**(11,560 gsm)**

Area within approved building envelope (gsm) 8,078 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	42,050
	(below grade):	4,924 (assumes 1 storey)
less Area to be Demolished:		11,560
Total Net Site Increase:		35,414 gsm

Context Plan with Proposed Envelope:



Proposed Envelope
Existing Building
Courtyard/Forecourt
Service/Parking Access
Pedestrian Walkway
Heritage Building (Listed)
Heritage Building (Designated)
Photo marker
Fence
City Setback/Property Line
University Open Space

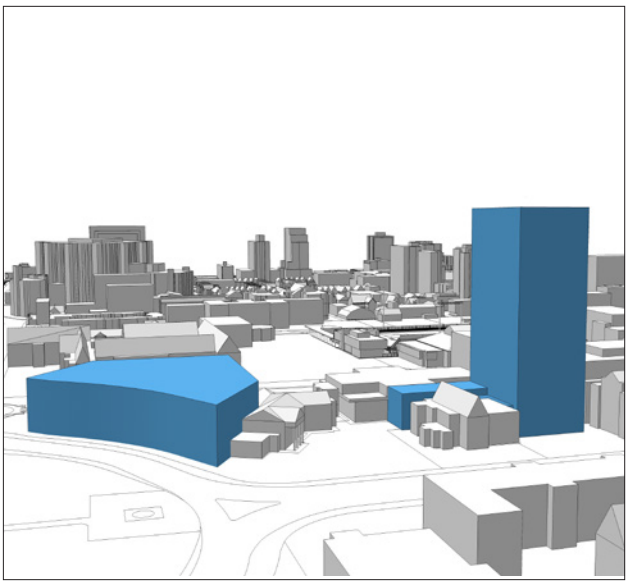
Site Photos:

View of plaza in front of the Planetarium and the ROM south entrance; looking north on Queen's Park Crescent

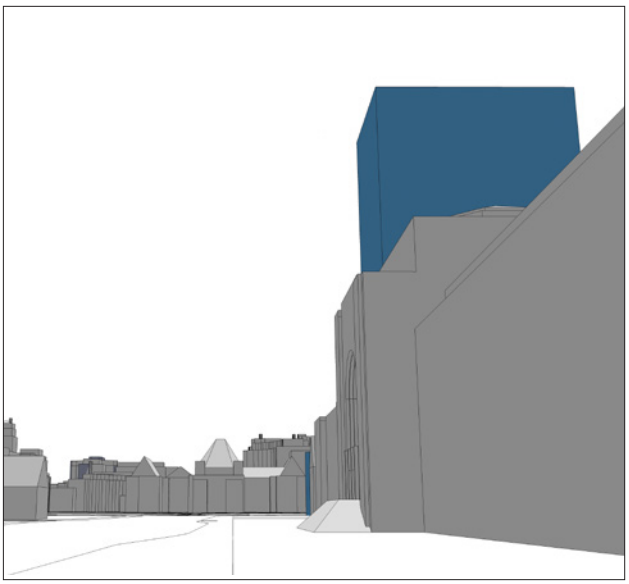
Circular drive and parking in front of Flavelle House; Falconer Hall right

View of Law and Music buildings from Philosopher's Walk

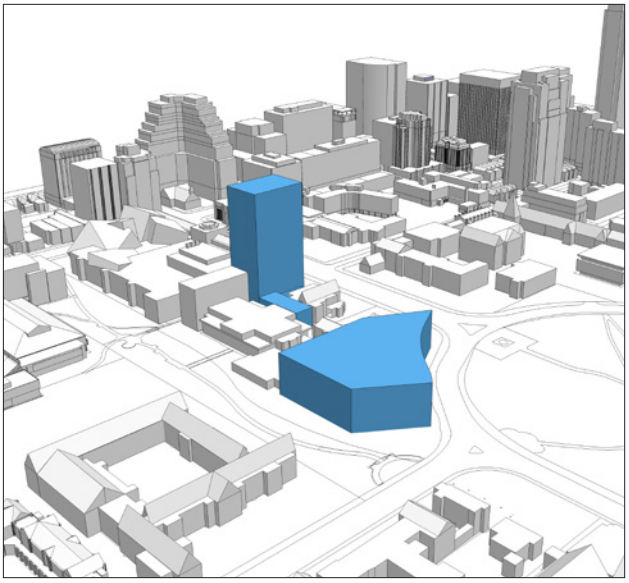
Additional 3D Views (Proposed Envelope):



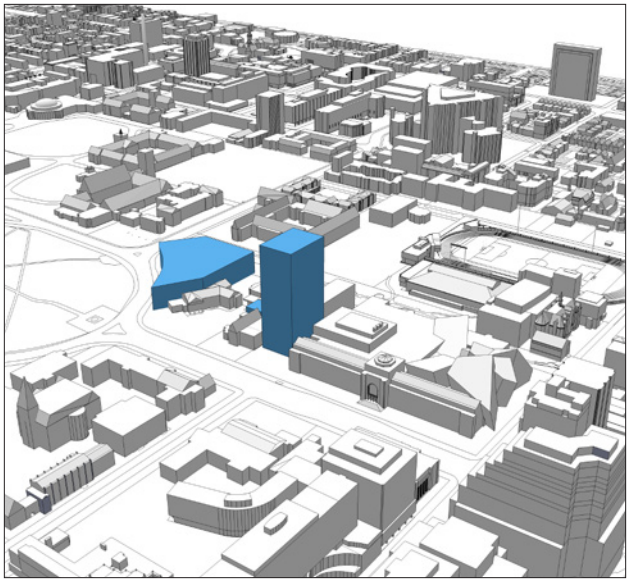
View west



View south toward Queen's Park; ROM in foreground

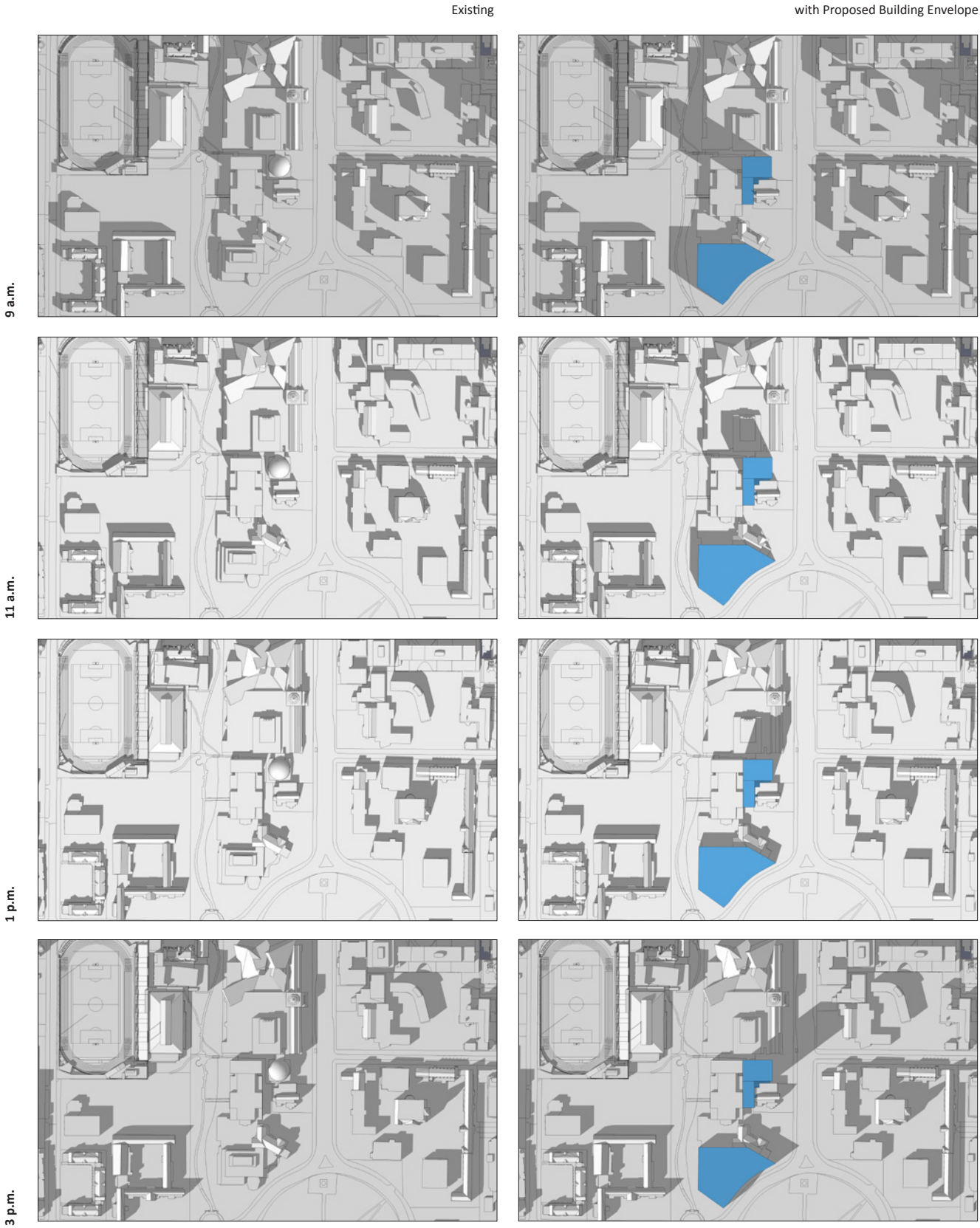


View northeast; towers at Bay and Bloor in the distance

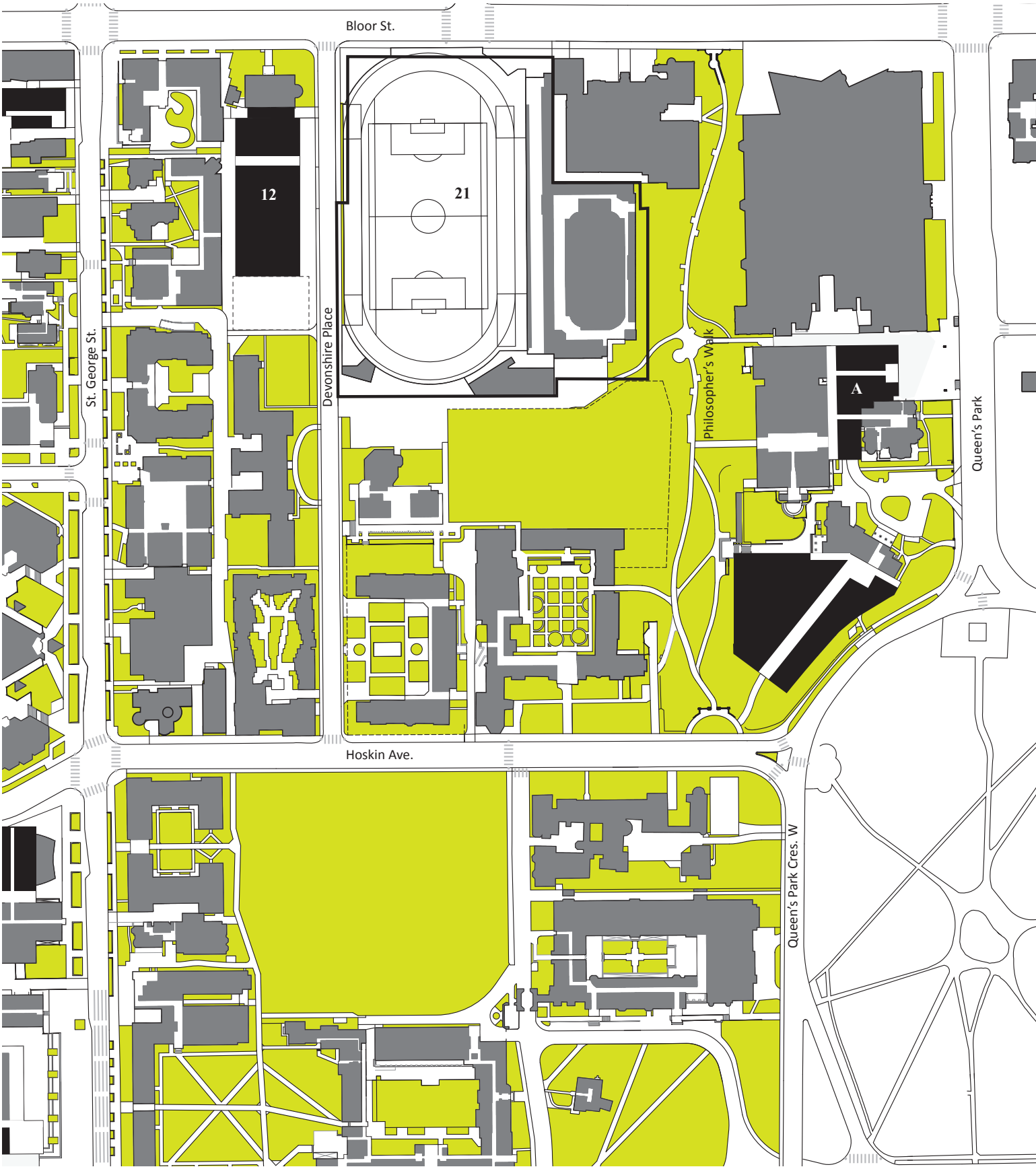


View southwest showing the campus beyond

Shadow Study (September 21):



Northeast Sector Summary



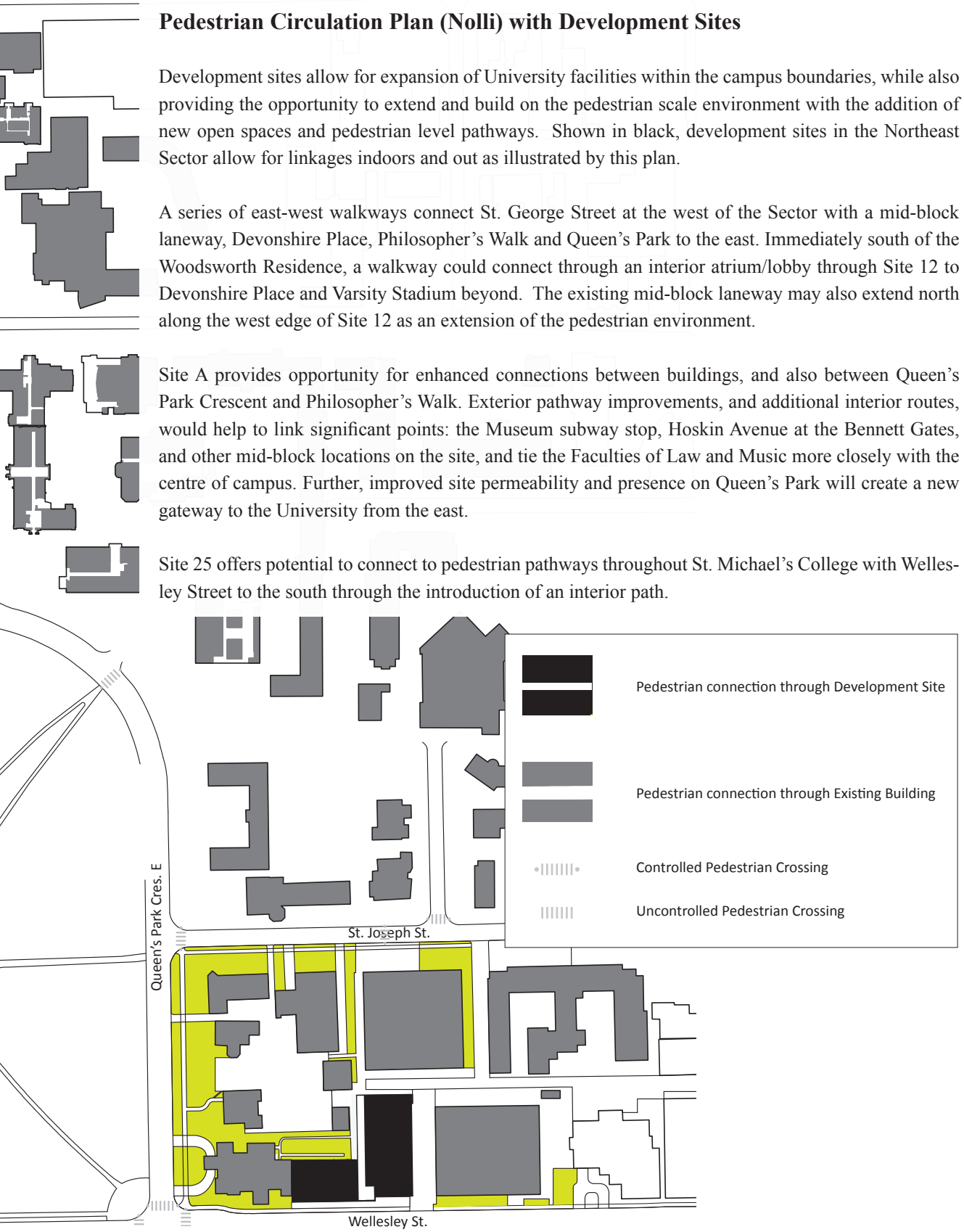
Pedestrian Circulation Plan (Nolli) with Development Sites

Development sites allow for expansion of University facilities within the campus boundaries, while also providing the opportunity to extend and build on the pedestrian scale environment with the addition of new open spaces and pedestrian level pathways. Shown in black, development sites in the Northeast Sector allow for linkages indoors and out as illustrated by this plan.

A series of east-west walkways connect St. George Street at the west of the Sector with a mid-block laneway, Devonshire Place, Philosopher's Walk and Queen's Park to the east. Immediately south of the Woodsworth Residence, a walkway could connect through an interior atrium/lobby through Site 12 to Devonshire Place and Varsity Stadium beyond. The existing mid-block laneway may also extend north along the west edge of Site 12 as an extension of the pedestrian environment.

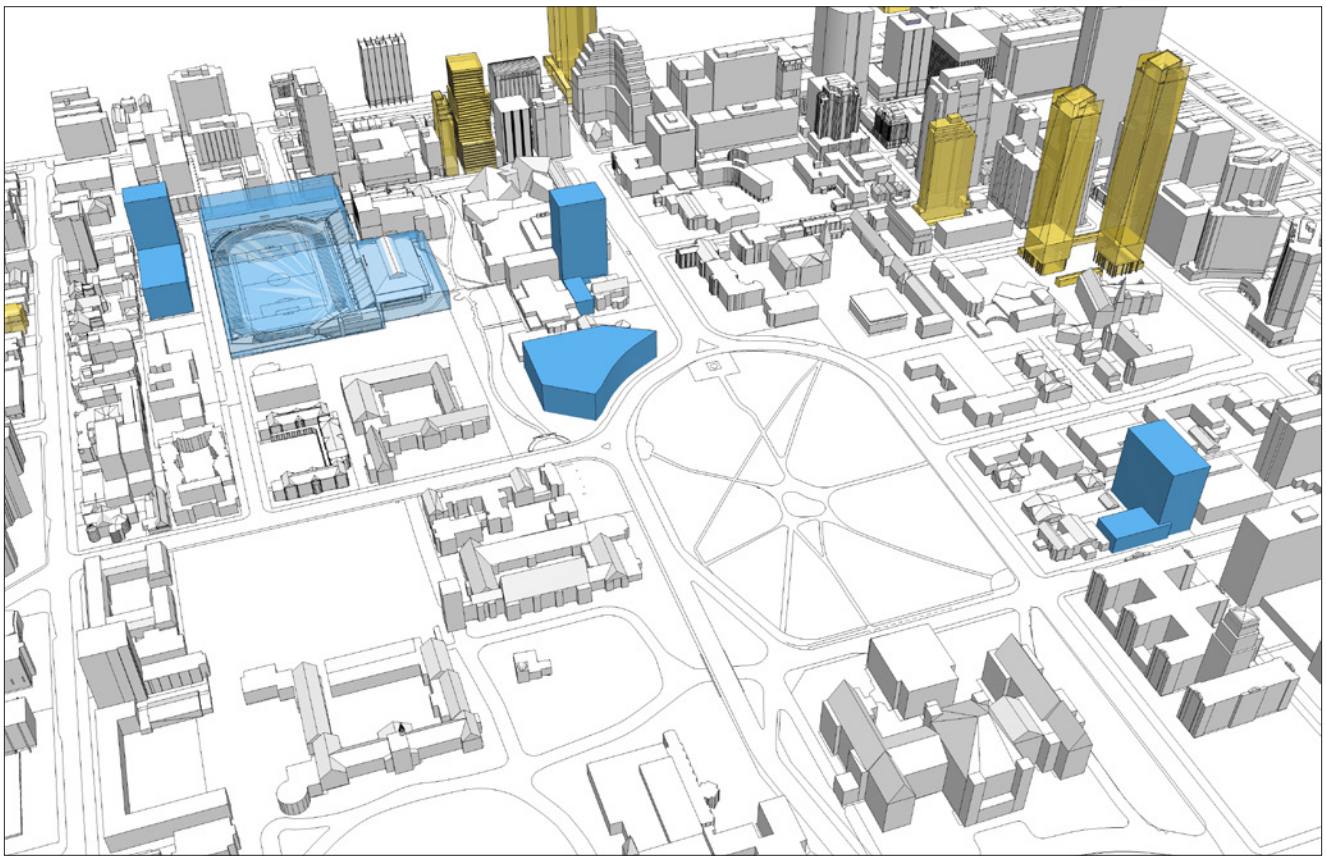
Site A provides opportunity for enhanced connections between buildings, and also between Queen's Park Crescent and Philosopher's Walk. Exterior pathway improvements, and additional interior routes, would help to link significant points: the Museum subway stop, Hoskin Avenue at the Bennett Gates, and other mid-block locations on the site, and tie the Faculties of Law and Music more closely with the centre of campus. Further, improved site permeability and presence on Queen's Park will create a new gateway to the University from the east.

Site 25 offers potential to connect to pedestrian pathways throughout St. Michael's College with Wellesley Street to the south through the introduction of an interior path.



Northeast Sector Proposed Sites

Development sites proposed for the Northeast Sector of the St. George campus allow for the expansion of institutional program along the north and east boundaries of the campus. Each site provides opportunities to knit together existing programs and buildings, rationalize servicing and the opportunity for new and improved open space and pedestrian scale connections.



NE Sector Proposed Envelopes

Approved construction adjacent to campus

Northwest Sector

Introduction

The Northwest Sector can be defined by the original City street grid with the Huron-Sussex residential district remaining largely intact within the structure of these blocks. University functions line much of Spadina Avenue, Bloor Street West, St. George Street and Hoskin Avenue/Harbord Street, which also mark the boundaries of this sector. Smaller academic and ancillary uses are interspersed across the Sector. The University also owns many of the residential structures, which are made available as short-term rental housing for new and visiting faculty. The Sector also includes a variety of mixed institutional, commercial and residential elements not owned by the University. The Bloor subway line and Spadina Light-Rail-Transit (LRT) are easily accessed from this part of campus.

In recent years, City-initiated intensification is being directed to 'the Avenues' including the Bloor Street West corridor, which has been the subject of the recently completed *Bloor Corridor Visioning Study*. The Study recommends a development strategy for the Bloor Street West corridor between Avenue Road and Spadina Avenue that highlights vibrant at-grade uses; landscaped pedestrian environments; and a gradually diminishing height profile west of Bedford Road, where a 32-storey apartment tower has recently been constructed. New development at the Spadina and Bloor Street 'node' is highlighted with the opportunity for landmark construction and dense development at the intersection. Other recent development to note in the area includes a new 20-storey residential tower on the west side of Spadina south of Bloor Street across from Site 1.

The Huron-Sussex District is defined in the University of Toronto Area Part II Plan as an 'area of Special Identity' with protections put in place to maintain the residential nature of the district. The Huron Street Parkette is defined as University Open Space (UOS). No development on the UOS property is permitted. The area south of Robarts Library on the north side of Harbord has, in recent years, been planted with Japanese sakura trees that have transformed the area into a pleasing pedestrian environment. Further landscape measures are planned as part of the Site 4 development to create an animated pedestrian area adjacent to Robarts Library.

Three existing approved development sites remain in the Sector as follows:

Site 1 - 371 Bloor Street West
Site 2 - 50 Sussex Avenue
Site 4 -369 Huron Street

In addition, one new development site is proposed for Site E located at 162 St. George Street.

Pedestrian Circulation Plan (Nolli) of the Sector

The nolli plan, pictured below, shows major routes through buildings that connect the exterior pedestrian environment with the interior. It illustrates existing patterns of pedestrian circulation throughout the northwest campus quadrant. Notable is the reliance on street edge circulation throughout the Sector.

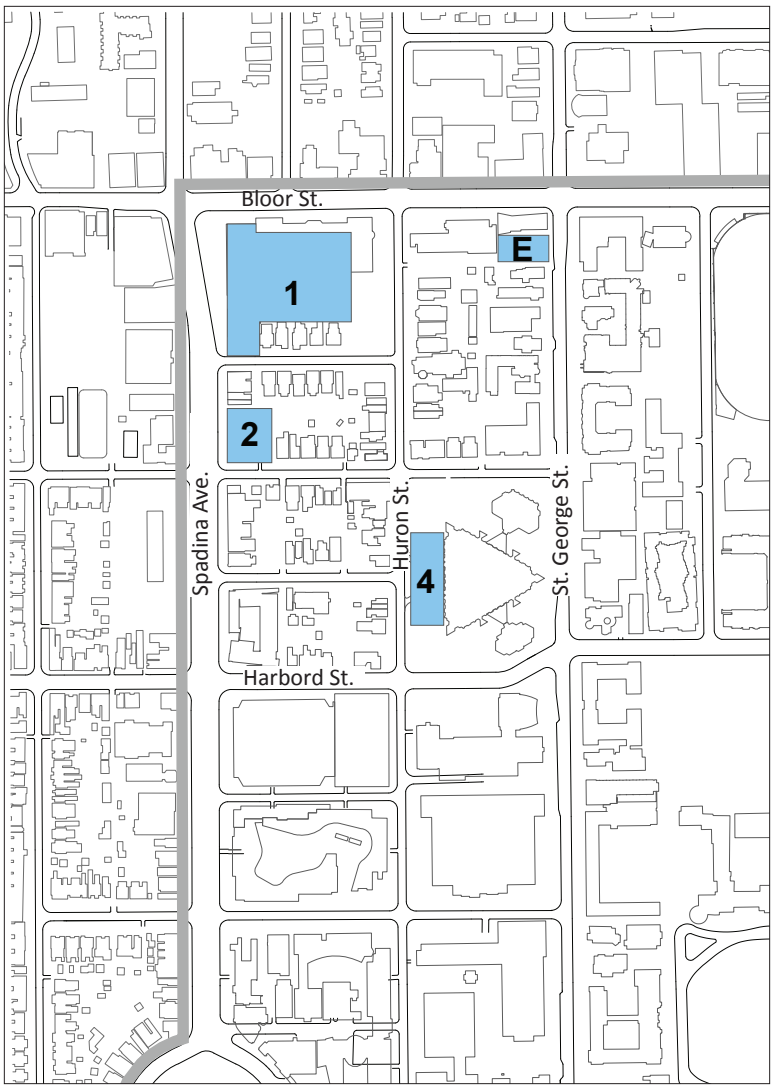
Northwest Sector area 'Nolli' plan

Opportunities and Challenges

The Northwest Sector is defined by its urban edges and its residential-scale street and block structure with mature street-tree canopy. Within this setting, opportunities and challenges will be faced as the remaining development sites are addressed. Most significant are the following:

1. Seek additional opportunities to partner with the City on west campus streetscape and civic improvements.
2. Extend cross-campus pedestrian pathways to link existing with new development both indoors and out.
3. Create appropriate new landscaped open spaces and related amenities in concert with new building projects.
5. Develop Sector to provide programmatic and physical connections with the greater campus.
6. Recognize *Area of Special Identity* through initiatives that allow for community participation.
7. Partner with the City to enhance laneways throughout the sector with respect to safety, through passage, aesthetics and improved walkability.

Area Plan



Area plan with Northwest Sector development sites

Three remaining approved development sites remain in the Sector, along with one new proposed site:

Existing (Approved) Sites:

Site 1	371 Bloor Street West
Site 2	50 Sussex
Site 4	369 Huron Street

Additional (Proposed) Sites:

Site E	162 St. George Street

South side of Bloor Street

West side of Huron Street

North side of Washington Avenue

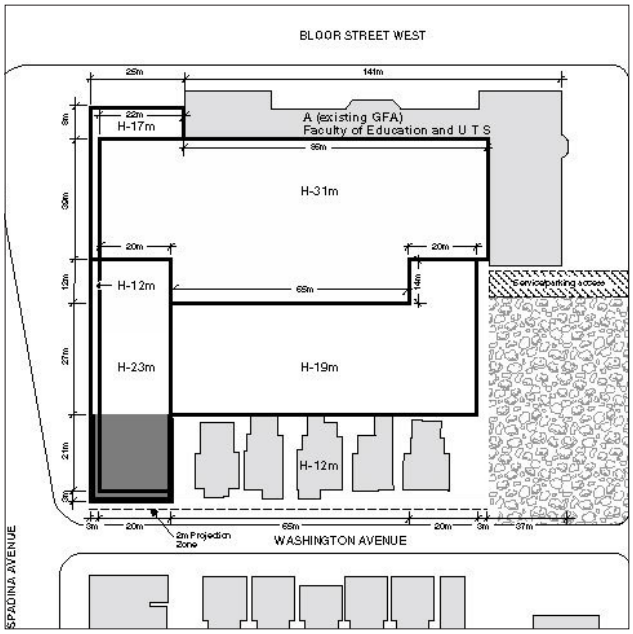
East side of Spadina Avenue

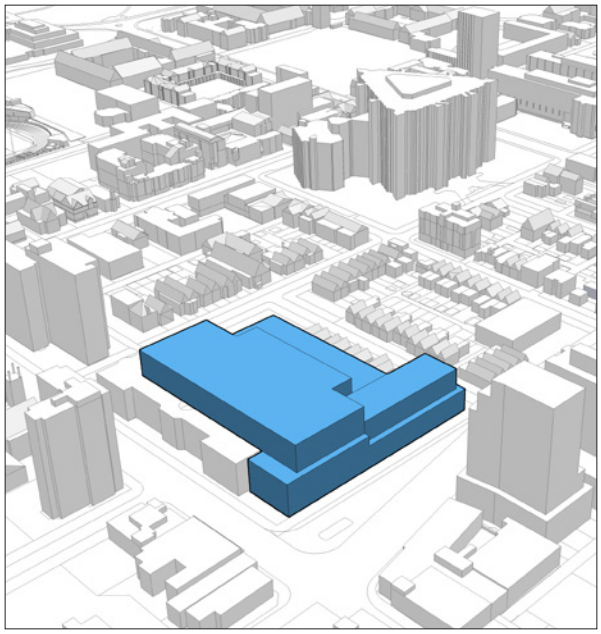
Site Context:

Site 1 is located within the city block at the northwest boundary of the University campus and bounded by Bloor Street, Spadina Avenue, Huron Street and Washington Avenue. The site currently accommodates a three-storey school building occupied by University of Toronto Schools, OISE-UT and the Department of Sociology. To the rear of the building is a 100-space surface parking lot. The Huron-Washington Parkette, zoned UOS, is located to the southeast corner of the site. A mix of detached, semi-detached and row houses run along Washington Avenue and Spadina Avenue south of UTS, and form the northern boundary of the Huron-Sussex neighbourhood. The houses along the north side of Washington are excluded from the development site.

The site is well served by two major subway lines and the Spadina LRT. The Bloor Street West and Spadina Avenue intersection features a mix of retail and commercial uses. City-initiated intensification is being directed to the Avenues including the area along the Bloor Street West Corridor and described in the recently completed *Bloor Corridor Visioning Study*. A new 20-storey residential tower was recently constructed across from the site on the west side of Spadina Avenue.

Approved Envelope Capacity:





Southeast view

Approved Building Envelope *[City of Toronto By-Law 1997-0275]:*

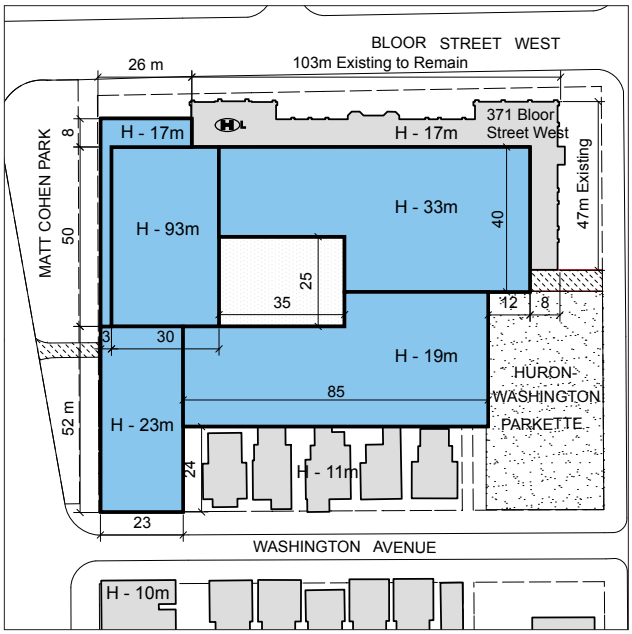
Existing Site Occupancy:	17,897 gsm
Approved Envelope:	62,200 gsm
Discounted Envelope:	52,870 gsm
Maximum Height:	31 m

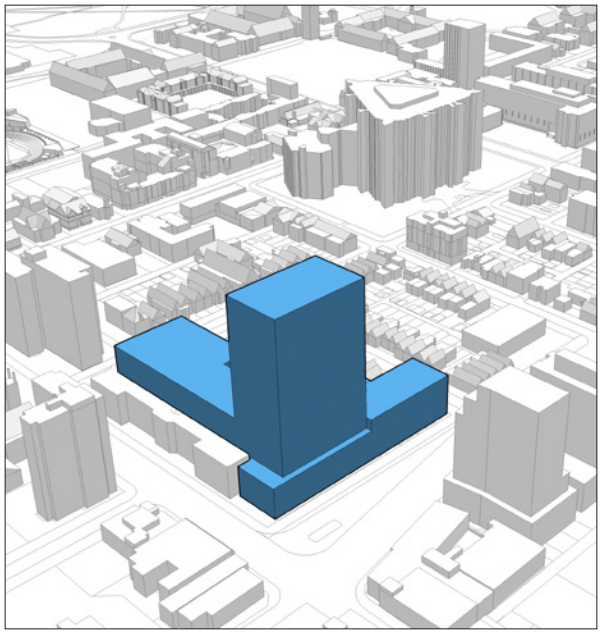
Use Assumptions:

Institutional use with commercial zoning along Bloor Street and Spadina Avenue.

Retain heritage portion of existing building with construction of institutional in the centre and south end of the site. The west side of site may include retail at grade with institutional or residential above.

Proposed Envelope Capacity:





Southeast view

Courtyard/Forecourt

Service/Pedestrian Walkway

Existing Open Space (UOS)

City Setback/Property Line

Existing Building

Proposed Envelope

Potential Building Envelope:

Existing Site Occupancy:	18,054 gsm
Proposed Envelope:	84,551 gsm
Discounted Envelope:	72,475 gsm
Maximum Height:	93 m

Use Assumptions:

18-floor institutional use located at the northwest corner of the site with commercial zoning along Bloor Street and Spadina Avenue. Lower flanking institutional uses with retained original facade along Bloor Street and Huron Street. The west side of the site may include commercial or institutional at grade with institutional or residential above.

The proposed envelope has been developed to maximize development opportunity at the northwest corner of Bloor Street and Spadina Avenue where the *Bloor Corridor Visioning Study*, in keeping with City of Toronto directed intensification, suggests a key 'node' be located. The proposed massing steps down from the northwest intersection to the south and east in recognition of the lower scale of the adjacent neighbourhood. The existing heritage-listed building, originally built in 1910 by Darling & Pearson Architects, is maintained at the north facade to the depth of the centre corridor, providing a generous setback to a higher (33m) section of building at the centre of the site. Public pedestrian walkways and open spaces are envisioned to connect the various massing elements, similar to the University's Earth Science Centre. To support such a vision, an open space courtyard provision is proposed to break-up the mass of the site, and provide additional amenity to occupants.

SITE 1: 371 Bloor Street West

Development Context:

Site Conditions:
- The existing north building facade is maintained to a depth of 8m
- Conveyance of City-owned land (laneway) for University-owned land is required for full development of envelope.
- Low-density residential along Washington Avenue at the south edge of the site is to remain.
- Community and City general restrictions in place regarding development in the Huron-Sussex area of Special Identity are identified in the University of Toronto Area Part II Plan.

Secondary Effects:
- Relocation of 9812 nasm program space is required for development.

Parking:
- The site currently accommodates 100 parking spaces, which will require relocation elsewhere on the University campus
- The site is subject to City parking by-law requirements (if property is developed for non-university use).

Servicing:
- Servicing is expected to be handled mid-block with a new east-west laneway accessed off Huron Street.

Height and Massing:
- An 18-storey tower is proposed at intersection of Bloor and Spadina with lower flanking new construction south and east of tower; the proposed height does not impact shadows on Ecology Park.
- The proposed envelope steps down from Bloor/Spadina to mediate between commercial and residential scales.
- An open space courtyard must be provided within the block.

Open Space:
- UOS parkette to remain on site
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:
- existing development permissions require the retention of a portion of the existing Bloor Street building to the centre corridor.

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- a new entry to the development, located at Bloor and Spadina, should be prominent and open.
- urban design improvements should incorporate lighting improvements, especially on the Spadina edge, to improve visibility and safety at night.
- active street level uses are encouraged at the Bloor Street edge and Mark Cohen Park, while the tower component should be distinctive in form to enhance gateway effect.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
371 Bloor St. W	University of Toronto Schools	5,477	2,460
	OISE/UT-Initial Teacher Education	1,741	1,150
	Sociology, Dept of	1,479	1,479
	OSM Classroom Inventory	839	419
	Buildings & Grounds	16	16
		9,552	**5,524**
		(17,138 gsm)	**(11,718 gsm)**
703 Spadina Ave.	Internal Audit Department	143	
	CUPE 3261	76	
	Unallocated	41	
		260	**260**
		(603 gsm)	**(603 gsm)**
713 Spadina Ave.	Unallocated	**120**	**120**
		(313 gsm)	**(313 gsm)**
	TOTAL Site Area (nasm)	**9,932**	**5,904**
	(Gross Area)	**(18,054 gsm)**	**(12,634 gsm)**

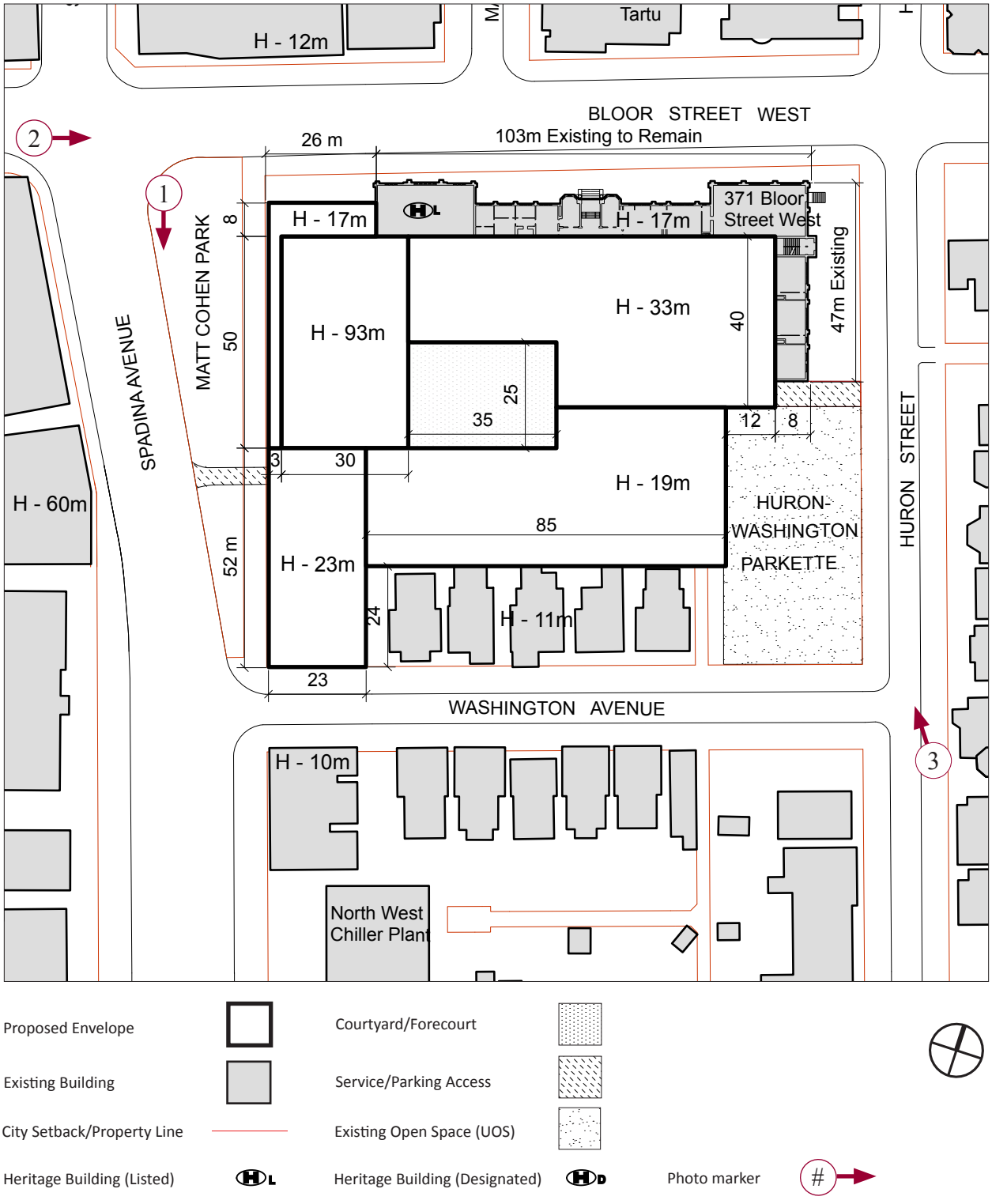
Area within approved building envelope (gsm)

Discounted Envelope:	(above grade):	52,870
	(below grade):	8,100
less Area to be Demolished:		12,634
Net Site Increase:		48,336 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	68,410
	(below grade):	8,100
less Area to be Demolished:		12,634
Retained existing building above grade:		4,065
Retained existing building below grade:		1,355
Net Site Increase:		69,296 gsm

Context Plan with Proposed Envelope:



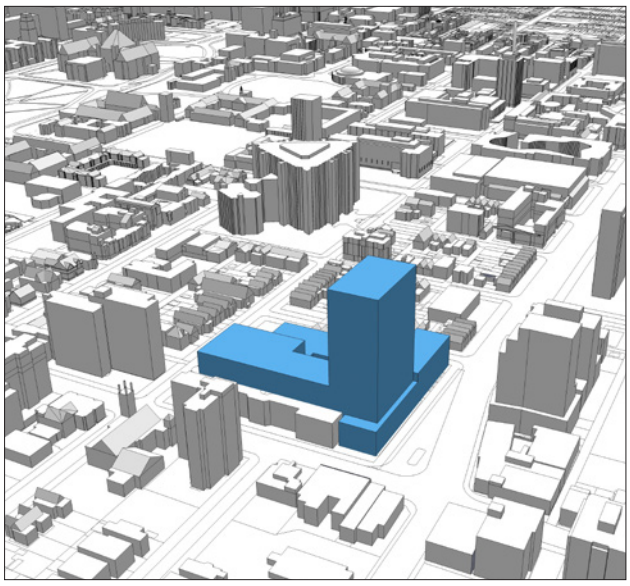
Site Photos:

View south along Spadina Avenue; Matt Cohen Park in foreground

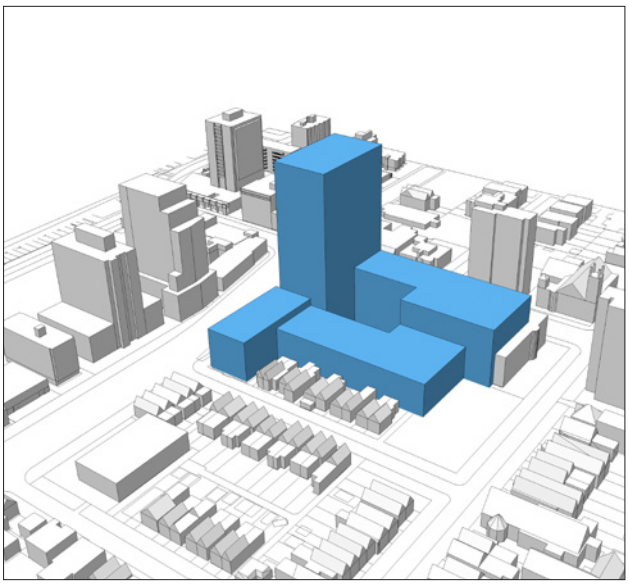
View east from the corner of Bloor St. and Spadina Ave.

Residential neighborhood context; Huron-Washington Parkette

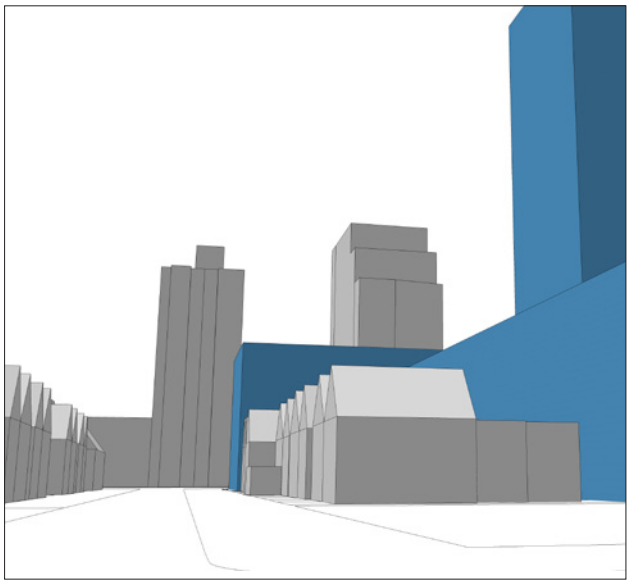
Additional 3D Views (Proposed Envelope):



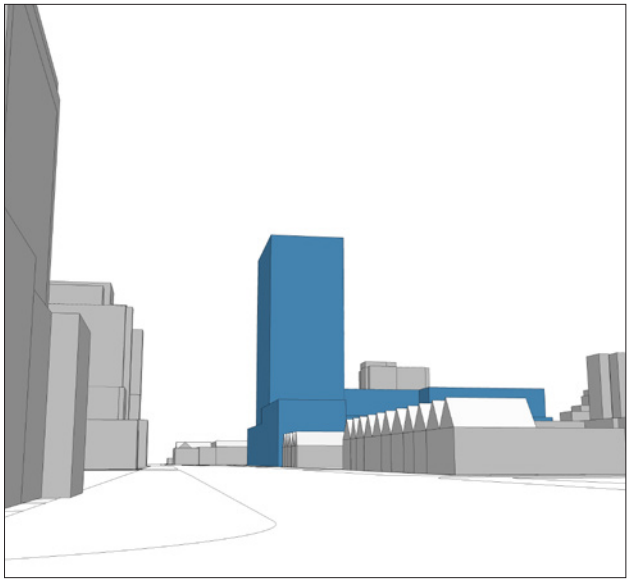
View toward southeast



View toward northwest, with potential courtyard



View west on Washington Avenue



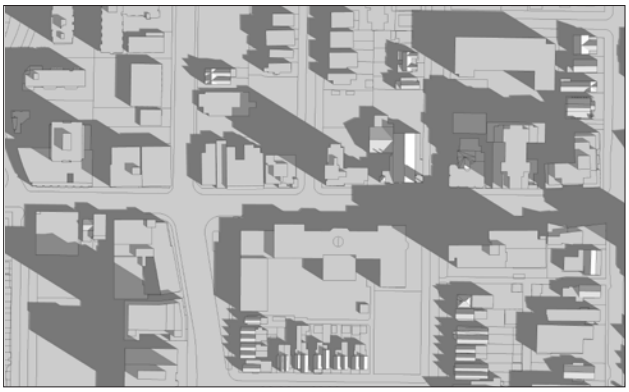
View north on Spadina Avenue

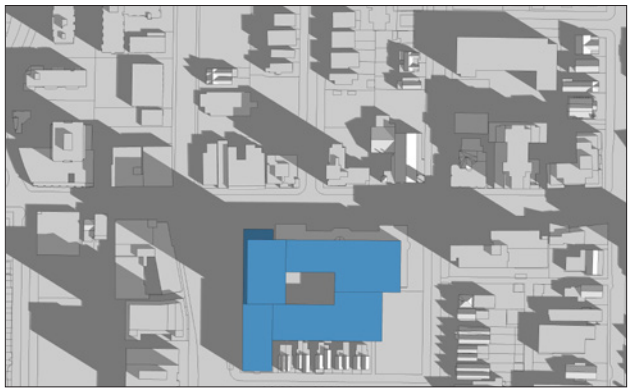
Shadow Study (September 21):

Existing

with Proposed Building Envelope

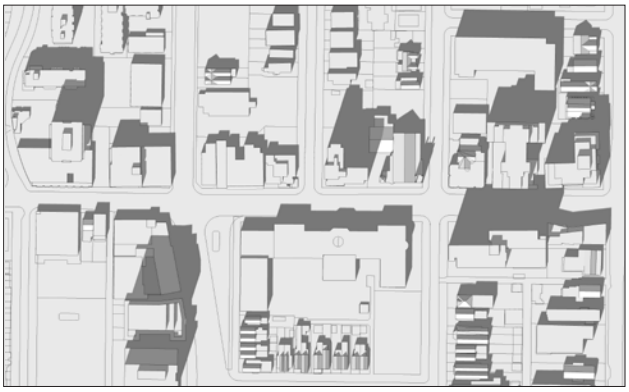
9 a.m.



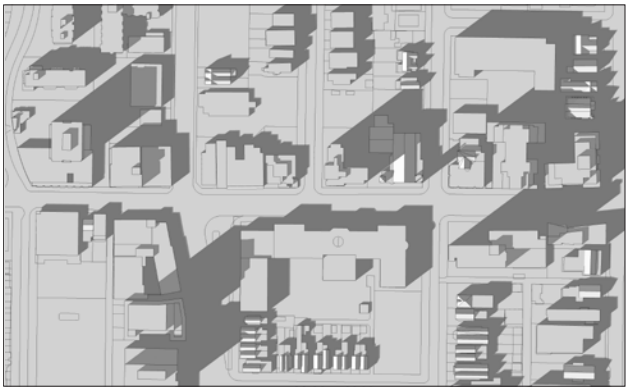


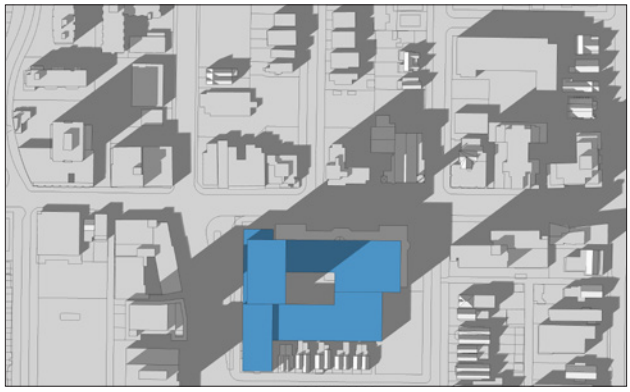
11 a.m.

1 p.m.



3 p.m.





North Side of Sussex Avenue

East Side of Spadina Avenue

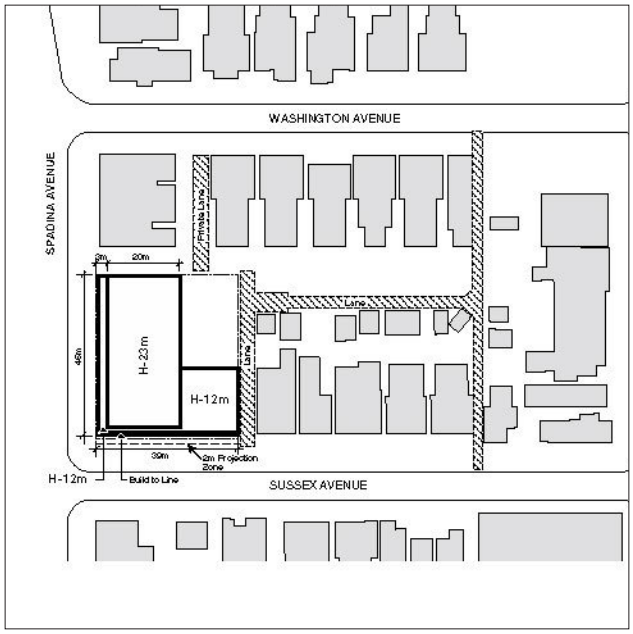
Site Context:

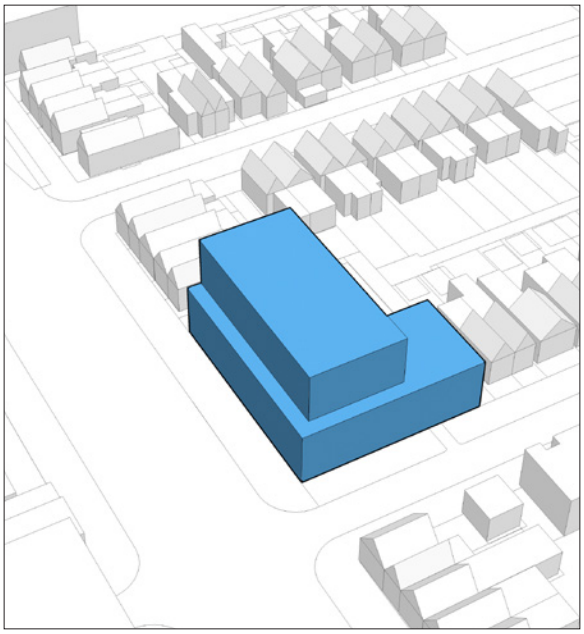
Site 2 is located at the corner of Sussex and Spadina Avenues on the western edge of the University campus, bordering the Huron-Sussex neighbourhood. The immediate context is primarily single and multi-family residential and low-scale institutional with mid-rise residential towers on the west side of Spadina Avenue. Additionally, a precedent of mid-rise institutional uses has been established along the eastern side of Spadina to the south including the University's Graduate Residence, Athletic Complex and New College Residences.

The University's Northwest Chiller Plant is currently located on this site and would require relocation in order to fully realize the proposed envelope. Development along the western edge of the site will provide additional at-grade amenity, and street life, for the University and neighbouring community.

SITE 2: 50 Sussex Avenue

Approved Envelope Capacity:





Northeast View

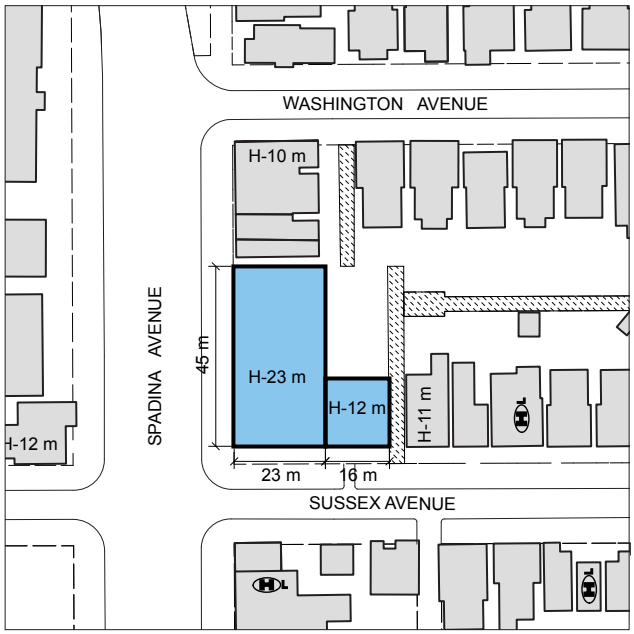
Approved Building Envelope *[City of Toronto By-Law 1997-0275]:*

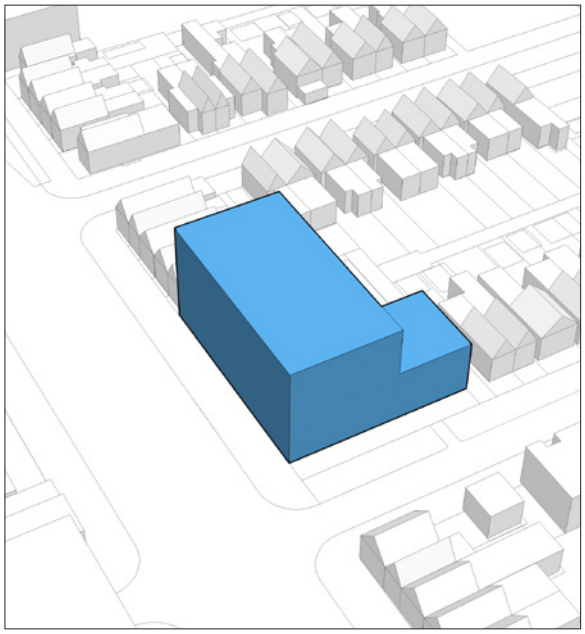
Existing Site Occupancy:	1,316 gsm
Approved Envelope:	5,730 gsm
Discounted Envelope:	4,871 gsm
Maximum Height:	23 m

Use Assumptions:

Commercial at grade (Commercial Use Permitted) with 5 floors institutional along Spadina and 3 floors institutional along Sussex Avenue

Proposed Envelope Capacity:





Northeast View

Service/Pedestrian Walkway

Existing Building

Proposed Envelope

City Setback/Property Line

Proposed Envelope:

Existing Site Occupancy:	1,316gsm
Proposed Envelope:	5,990gsm
Discounted Envelope:	5,090gsm
Maximum Height:	23m

Use Assumptions:

Institutional or commercial at grade plus 4 additional storeys institutional/residential along Spadina stepping down to three storeys along Sussex Avenue. The full envelope potential is only possible if the existing chiller plant is relocated. The full envelope provides the opportunity for a more lively streetwall condition and provides a transitional scale, through stepping, to the residential district.

SITE 2: 50 Sussex Avenue

Development Context:

Site Conditions:
- maximum development can only occur when and if the existing chiller plant is demolished.

Secondary Effects:
- full site build-out will require provision of alternate chiller plant, cost and site to be determined.
- Some existing trees would require removal to develop site.

Parking:
- 2 by-law parking spaces currently exist on site.

Servicing:
- servicing to remain off Sussex Avenue.

Pedestrian Routes:
- pedestrian access to the site will remain from City streets including Spadina and Sussex Avenues.

Height and Massing:
- 5-storey mixed-use residential/commercial/institutional

Open Space:
- existing set-back from Sussex Avenue to be maintained as open-space.
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- renew and extend sidewalk up to building face to provide clear entry forecourt. All trees removed for the development should be replaced elsewhere on campus.
- Street level programming encouraged along Spadina Avenue to provide a more lively streetwall condition.

Site Data:

Existing Site Occupancy (above and below grade)

Building	**Department**	**Area** (total)	(to be demolished)
Northwest Chiller Plant	Utilities	14	
	TOTAL Site Area (nasm) **(Gross Area)**	**14** **(1,316 gsm)**	**14** **(1,316 gsm)**

Area within approved building envelope (gsm)

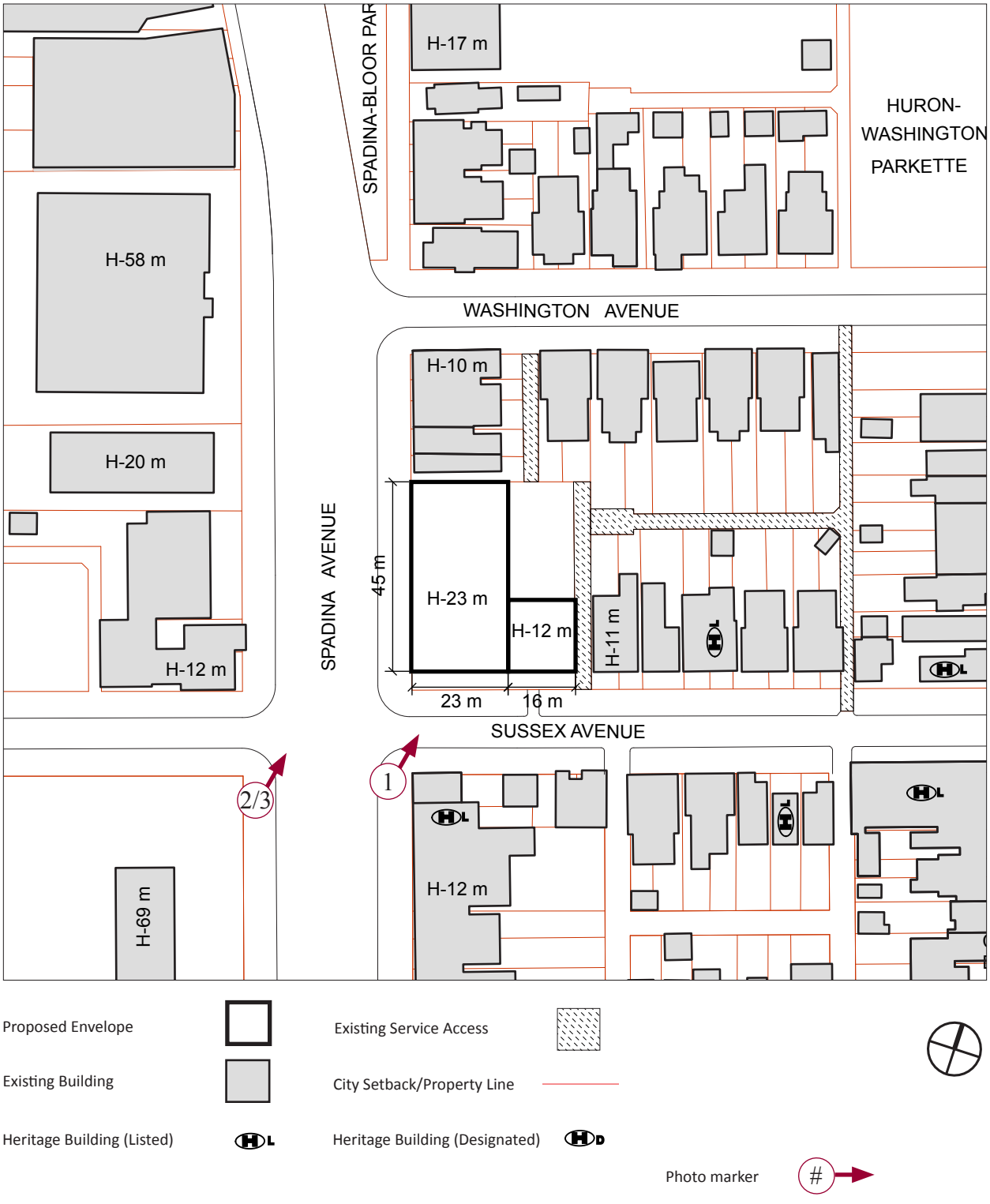
Discounted Envelope:	(above grade):	4,871
	(below grade):	1,323 (assumes 1 storey)
less Area to be Demolished:		1,316
Net Site Increase:		4,878gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	5,090
	(below grade):	1,307 (assumes 1 storey)
less Area to be Demolished:		1,316
Net Site Increase:		5,081 gsm

SITE 2: 50 Sussex Avenue

Context Plan with Proposed Envelope:



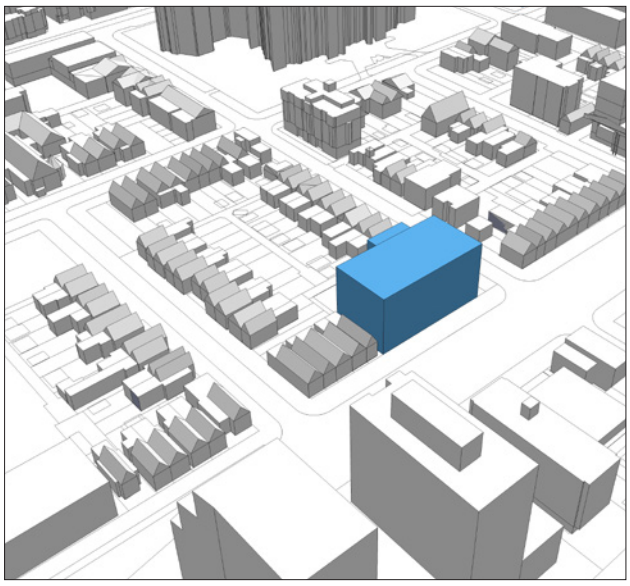
Site Photos:

Northwest Chiller Plant to remain

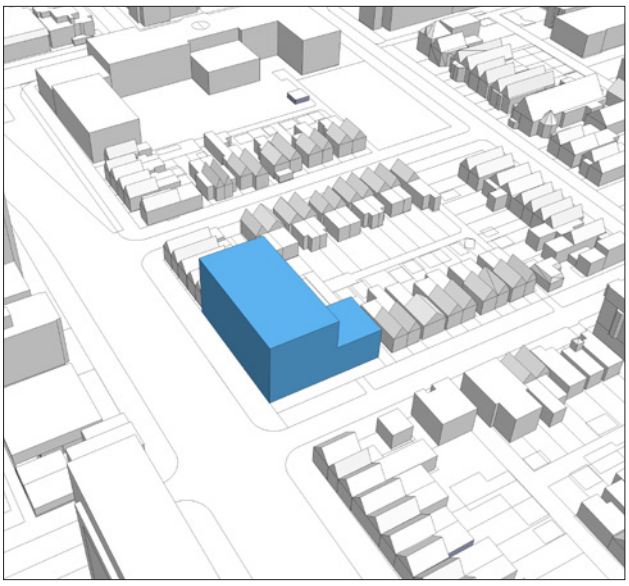
Sussex Aveune at Spadina Avenue

Spadina Avenue looking north

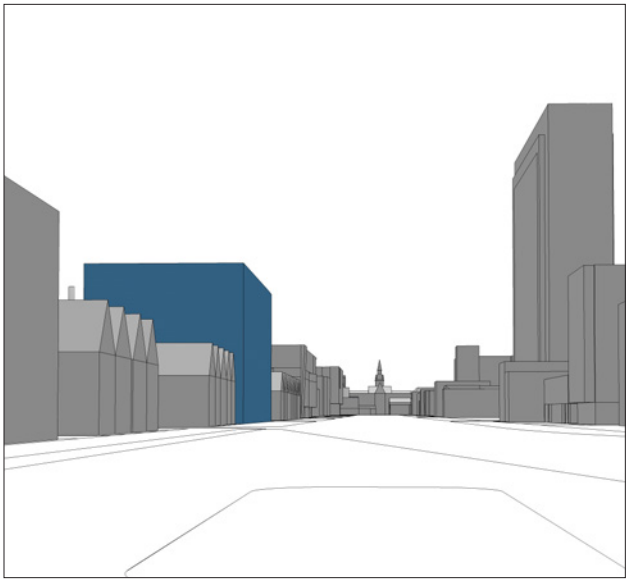
Additional 3D Views (Proposed Envelope):



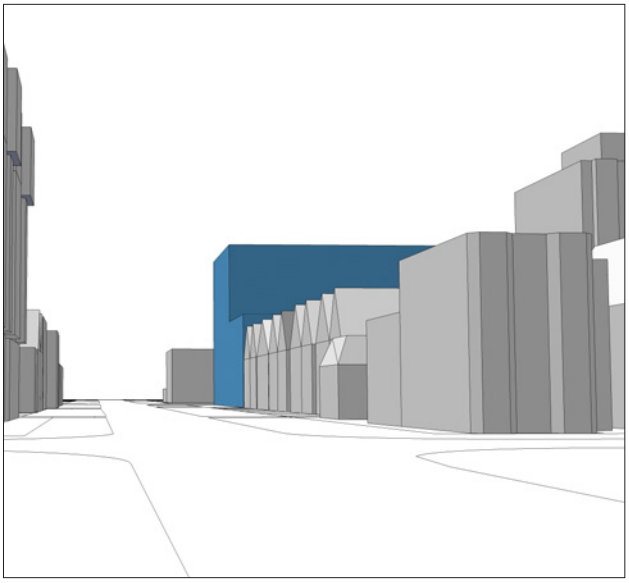
View toward southeast



View toward northeast



View looking south on Spadina Avenue



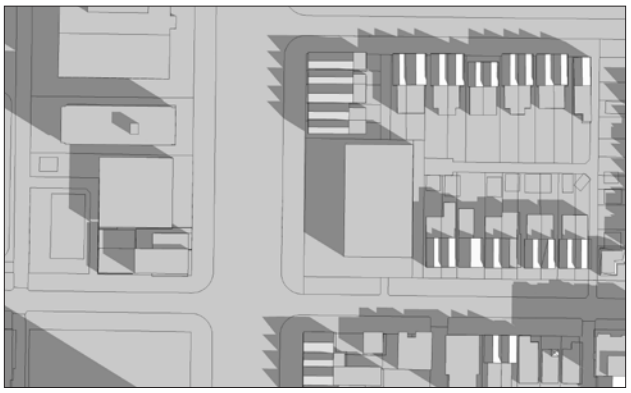
View west on Sussex Avenue

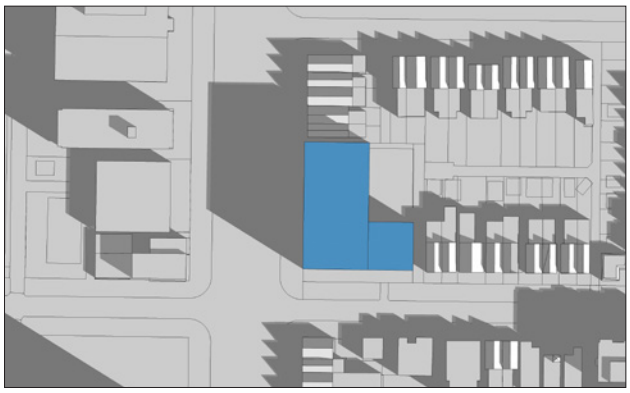
Shadow Study (September 21):

Existing

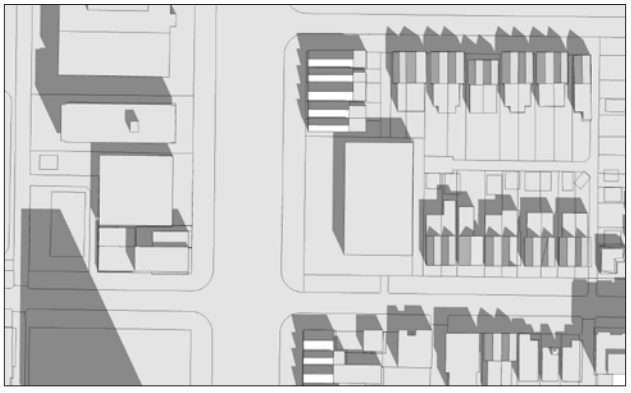
with Proposed Building Envelope

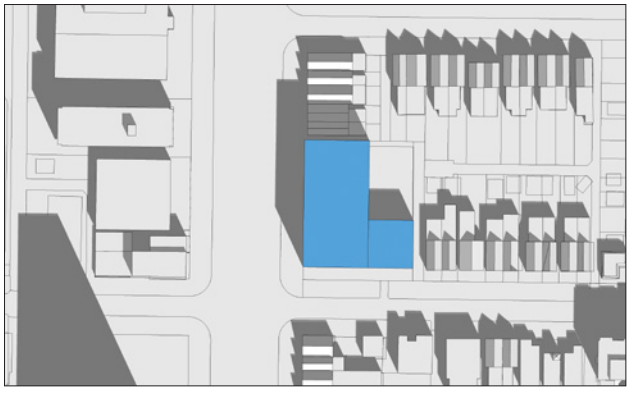
9 a.m.



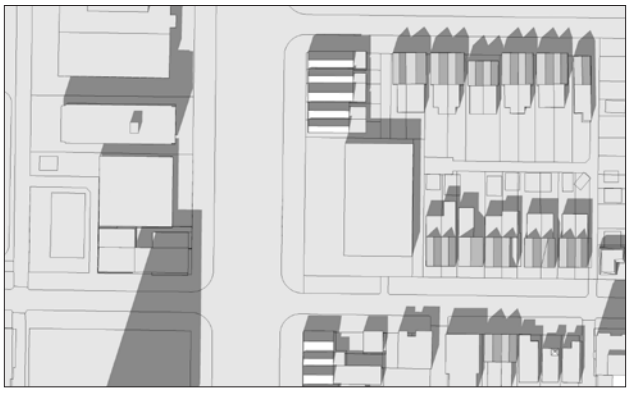


11 a.m.





1 p.m.



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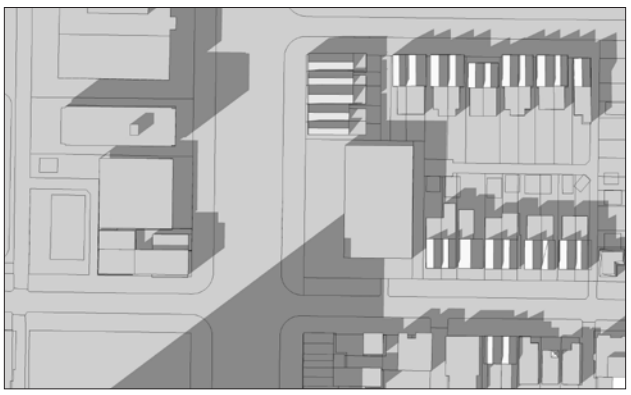
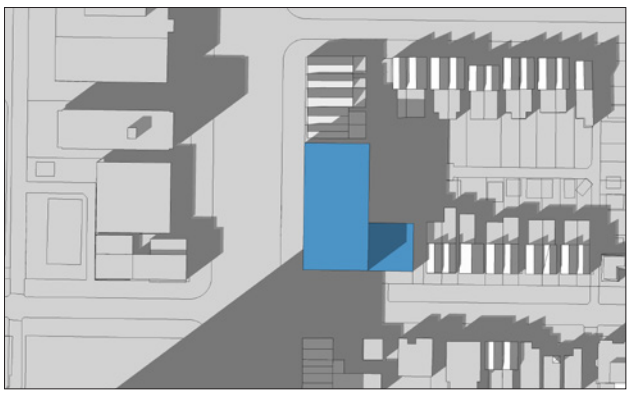




East side of Huron Street

Site Context:

Site 4 is located over the existing Robarts Library loading dock and adjacent lands along Huron Street. As approved, a building 23m in height may be constructed directly above the existing service entrance on the west side linking to the existing library.

Completed between 1968-1973, Robarts Library is an example of the 'Brutalist' style of architecture popular on University campuses in the 1960's and 70's. The building is included in the recently published *Concrete Toronto: A Guide to Concrete Architecture from the Fifties to the Seventies (McClelland et al, 2007)* as a prime example of the style. In 1997, this building was listed on the Ontario Inventory of Heritage Properties.

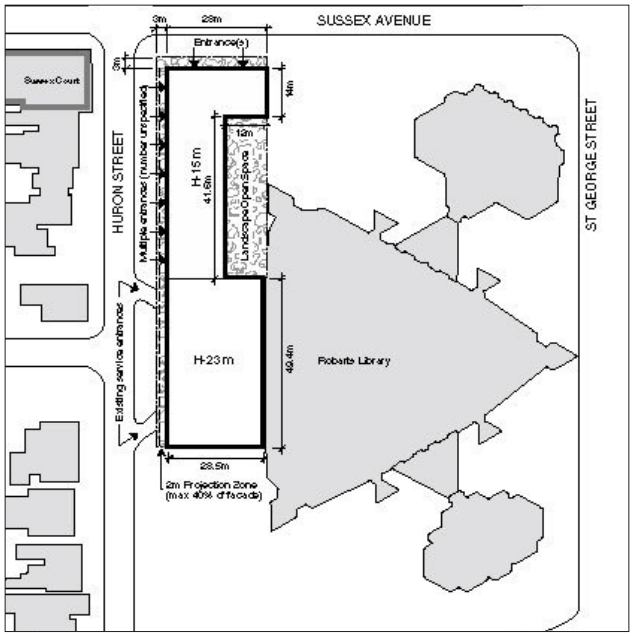
Robarts Library stands 14 storeys tall with two flanking 6-storey wings: the Thomas Fisher Rare Book Library, and the Claude T. Bissell Building home to the Faculty of Information. Early plans for the library indicate the intention of a third wing (never built) to be located off the west face of the building along Huron Street which would have completed the composition across the entire city block.

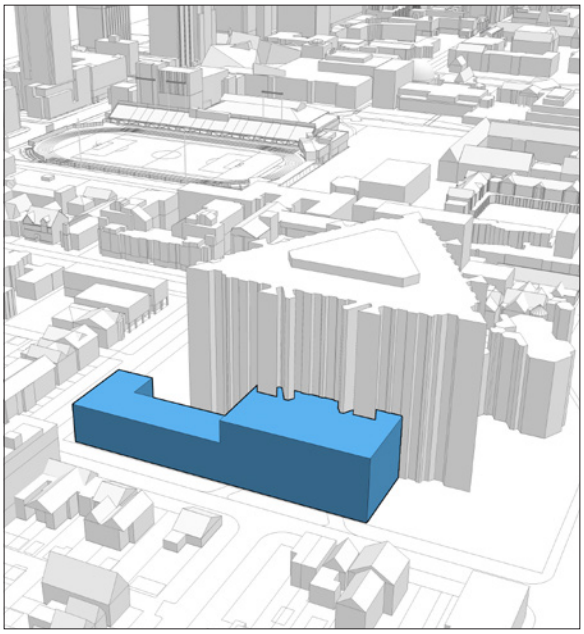
To the north and west of the block lies the primarily residential neighbourhood of Huron-Sussex, with intact Victorian house-form buildings. The southern edge borders Harbord Street, a major cross-campus roadway. The main entry is on the eastern façade, off St. George Street.

In the fall of 2006, a Master Plan was prepared to develop a conceptual plan for the revitalization of the Robarts Library. Its objectives were to increase the existing study spaces in selected areas by 50 percent, improve the use of existing public service space, and create a stimulating atmosphere for learning and research. As part of the Master Plan a new third pavilion building located along Huron Street was proposed in the location of the approved development envelope. If realized, this pavilion will provide approximately 1200 new student study workstations. A new west entrance to the library is anticipated from the pavilion site, with the potential for ground level programming and active outdoor uses.

SITE 4: 369 Huron Street

Approved Envelope Capacity:





Northeast View

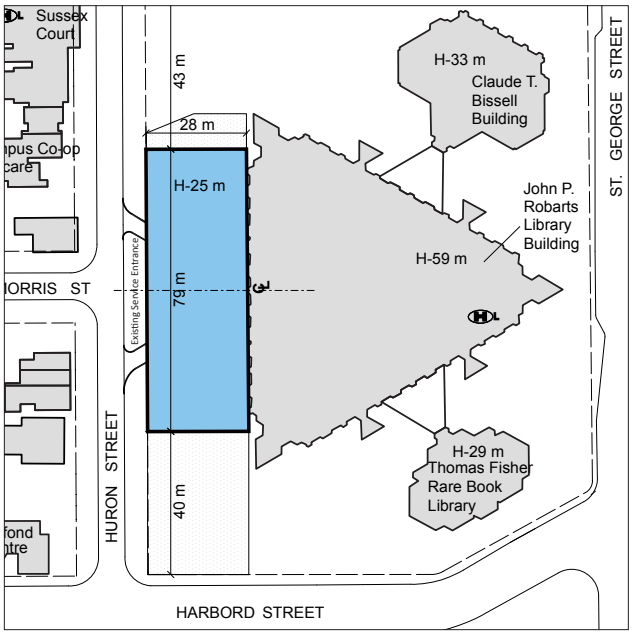
Approved Building Envelope *[City of Toronto By-Law 1997-0275]:*

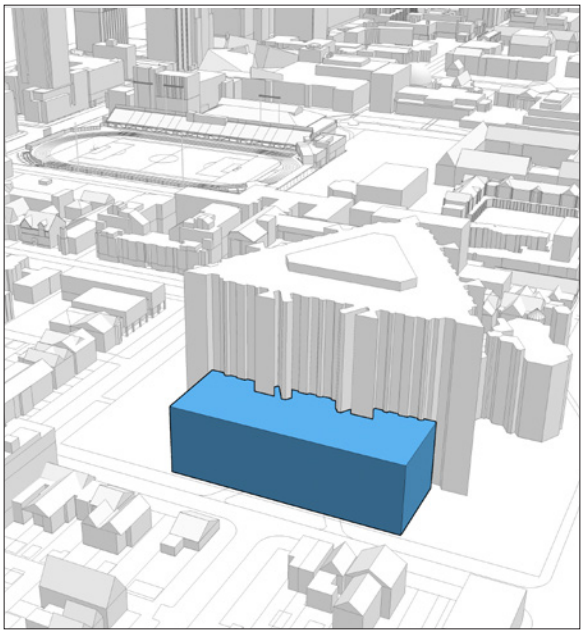
Existing Site Occupancy:	710 gsm
Approved Envelope:	15,230 gsm
Discounted Envelope:	12,946 gsm
Maximum Height:	23 m

Use Assumptions:

5 floors residential on northern portion of Huron Street and 7 floors institutional over centre portion (with service access to Robarts Library below)

Proposed Envelope Capacity:





Northeast View

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:

Existing Site Occupancy:	710 gsm
Proposed Envelope:	13,272 gsm
Discounted Envelope:	11,281 gsm
Maximum Height:	25 m

Use Assumptions:

5 storeys institutional along Huron with connections to existing library floors;
Maintain access to Robarts Library service bay.

The proposed envelope allows for 5 floors of institutional use along Huron Street with direct connections to adjacent Robarts Library floors. The envelope extends south and north beyond the approved envelope, but remains within the area defined by the extent of the main Library building. The approved lower north wing is removed in favour of the maintenance of ample open space at the northern end of the site. The envelope recognizes the existing loading dock condition and retains this function in place at street level.

SITE 4: 369 Huron Street

Development Context:

Site Conditions:
- loading dock to Robarts Library must be maintained (4.2m high)
- University steam tunnel is located at the southeast corner of the site and chilled water supply to Faculty of Management and Innis College Residence is south of the existing sidewalk on Sussex Avenue.

Secondary Effects:
- Existing sakura trees may require relocation as part of redevelopment.

Parking:
- 2 by-law parking spaces currently exist on site within service area to be maintained.

Servicing:
- existing loading dock to be maintained

Pedestrian Routes:
- pedestrian walkways occur at the north and south perimeter of the building within landscaped lawn areas and on City street sidewalks at the east and west.
- interior pedestrian connections are anticipated with the development of this site to all adjacent floors of Robarts Library

Height and Massing:
- 5 floors of construction are anticipated with long-span required to maintain access and entry to existing service bay.

Open Space:
- additional landscaping is anticipated to allow for a animated open-space forecourt to the new building entry.
- City of Toronto Green Development Standard may require the location of a green-roof on a portion of the new construction area.

Heritage:
- Robarts Library is a listed Heritage Building.

Accessibility:
- new construction must comply with AODA standards for accessible space.

Urban Design:
- terminus of Glen Morris Street axis should be acknowledged through building and streetscape design.
- re-development of streetscape along entire Huron block is desirable; new elements should mediate between height of Robarts and new development and residential neighbourbood on west side of Huron.

Site Data:

Building	Department	Area (total)	(to be demolished)
Robarts Library	Mechanical Room	0	
	Loading Dock/Driveway	0	
	TOTAL Site Area (nasm)	**0**	**0**
	(Gross Area)	**(710 gsm)**	**(0 gsm)**

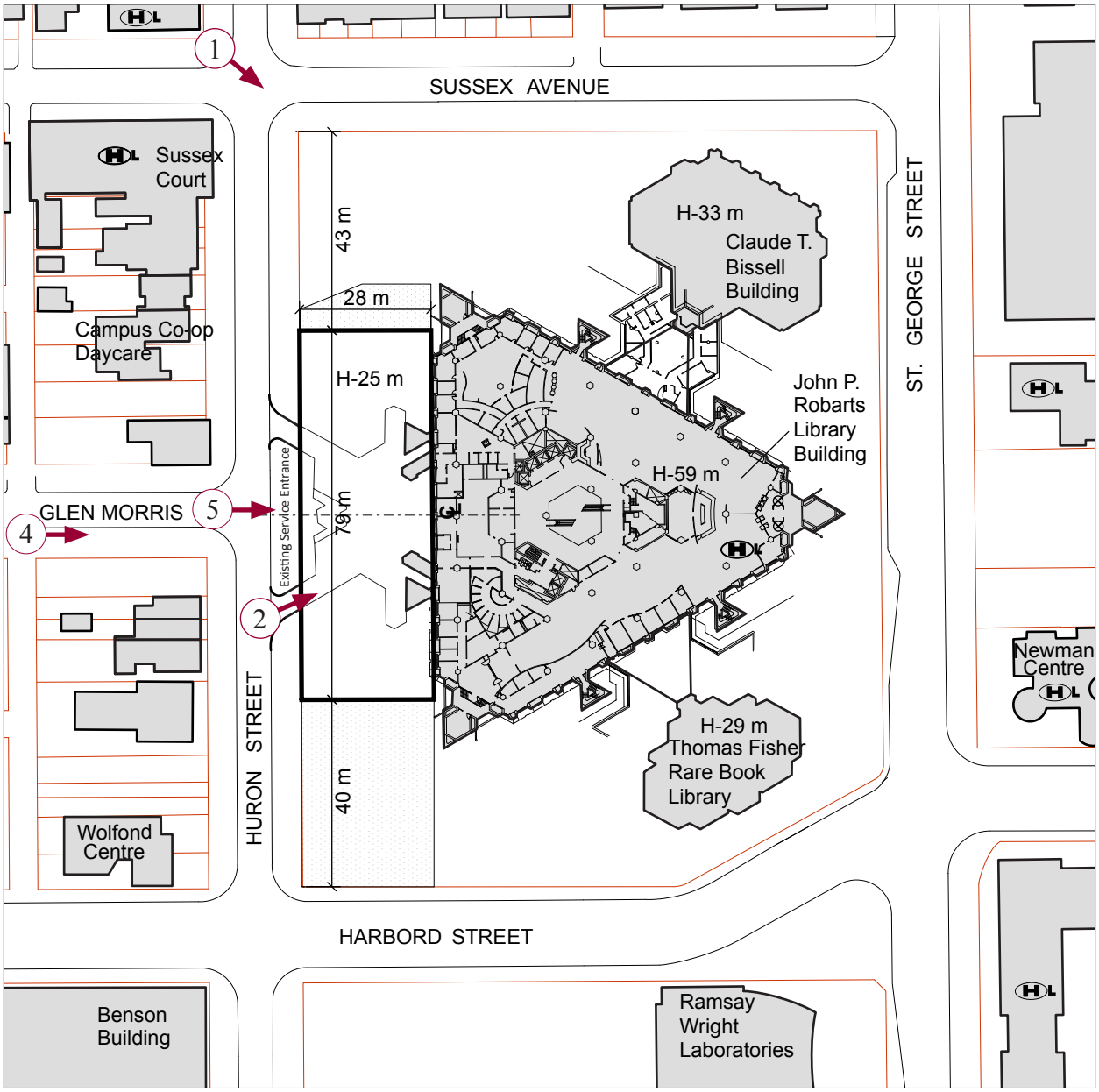
Area within approved building envelope (gsm)

Discounted Envelope:	(above grade):	12,946
	(below grade):	0
less Area to be Demolished:		0
Net Site Increase:		12,946 gsm (above grade)

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	11,281
	(below grade):	0
less Area to be Demolished:		0
Net Site Increase:		11,281 gsm (above grade)

Context Plan with Proposed Envelope:



Site Photos:

View from Huron St. and Sussex Ave.

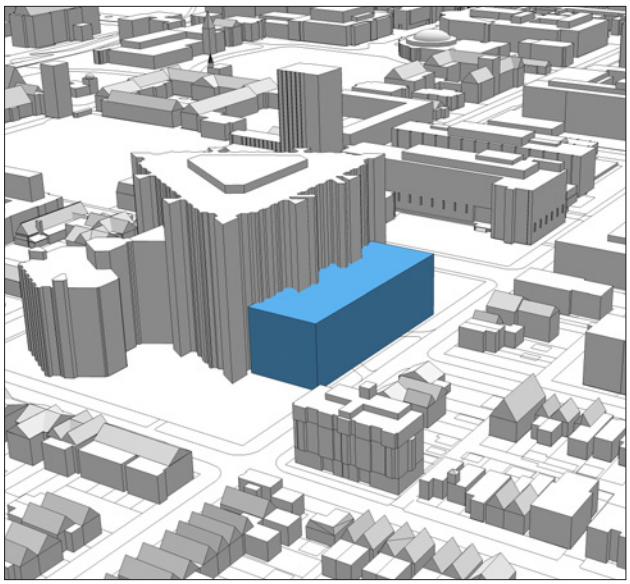
Existing loading dock

Huron-Sussex neighborhood context

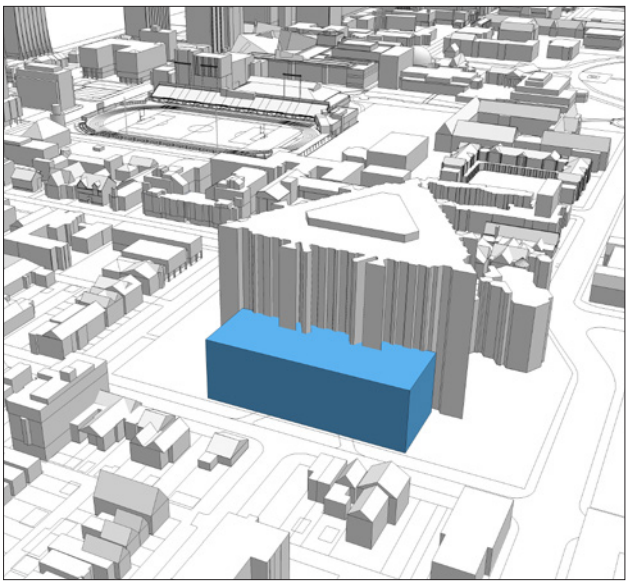
View to development site along Glen Morris St.

Development site view from west

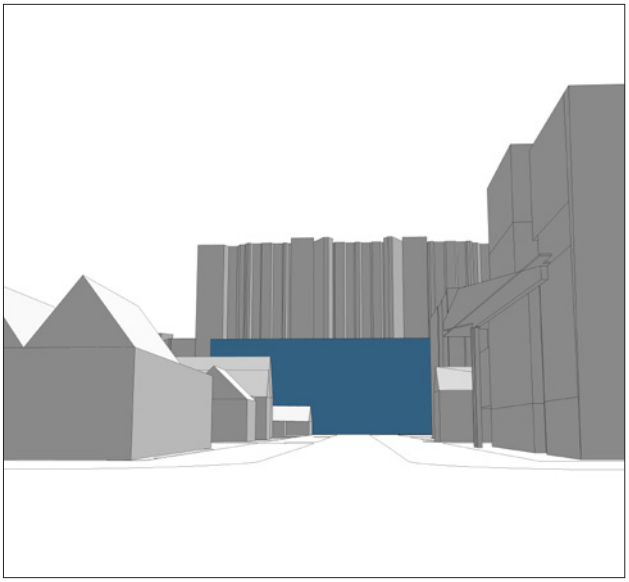
Additional 3D Views (Proposed Envelope):



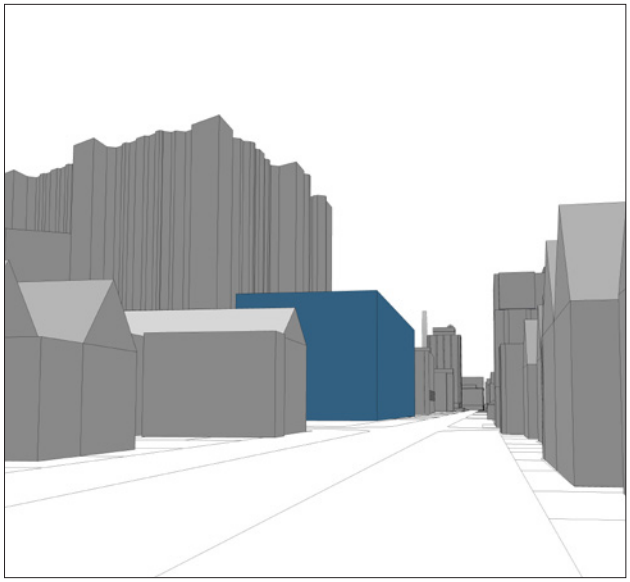
View toward southeast



View toward northeast; Varsity Stadium beyond



View east along Glen Morris Street



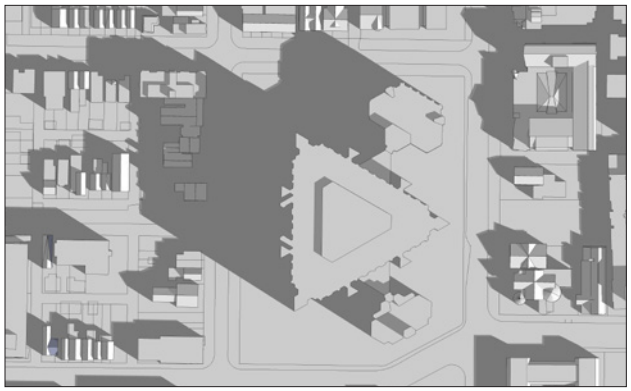
View looking south on Huron Street

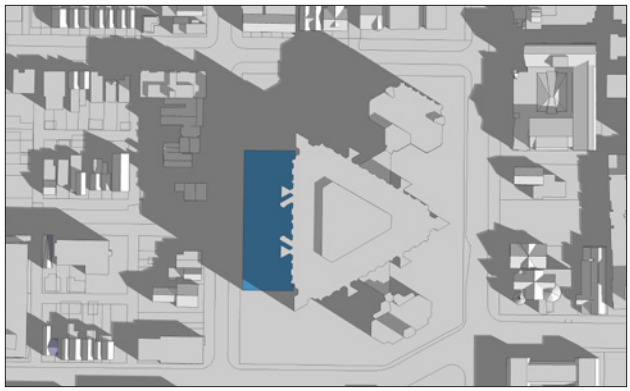
Shadow Study (September 21):

Existing

with Proposed Building Envelope

9 a.m.





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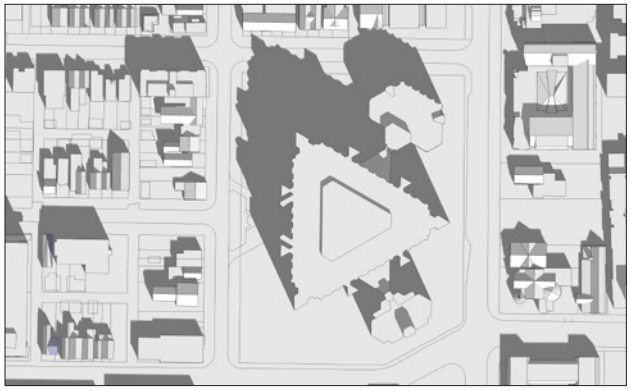
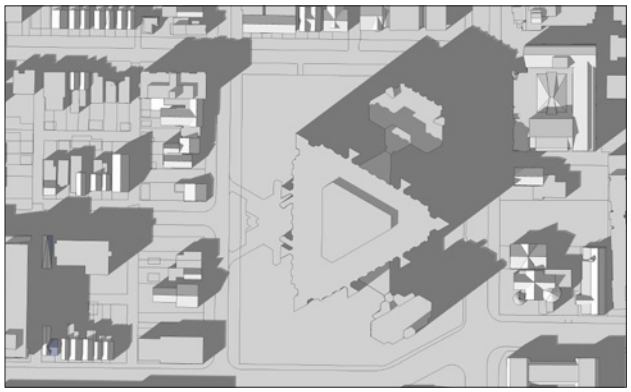
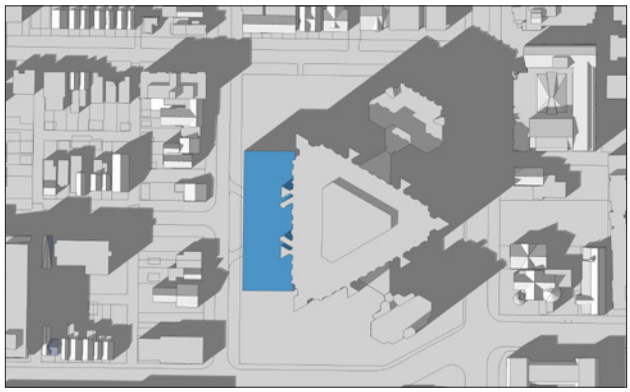


1 p.m.

3 p.m.





West side of St. George Street

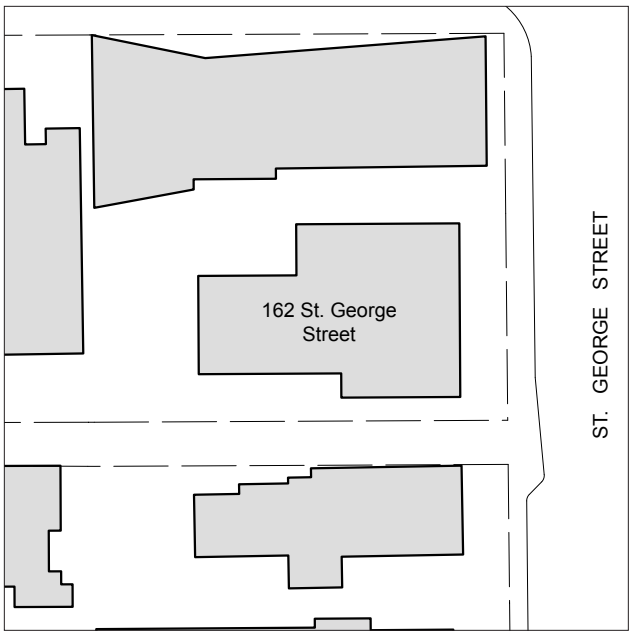
Site Context:

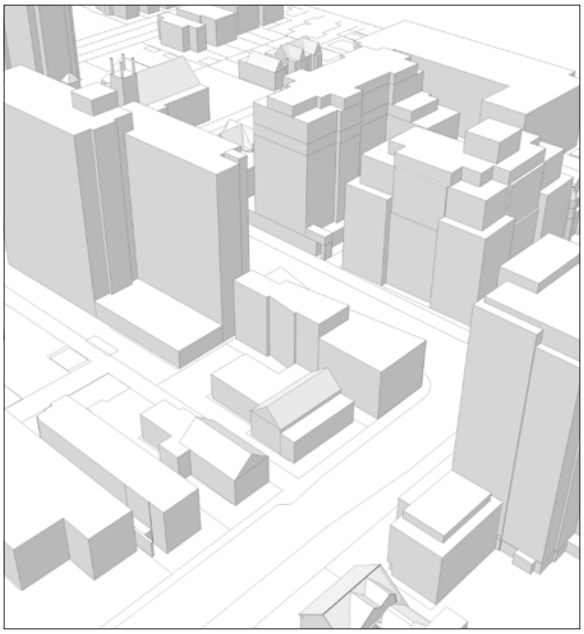
Site E is currently the location of the University Women's Club which is housed in an expanded house-form building immediately south of the Bata Shoe Museum on the west side of St. George Street. Other non-University uses abut the site to the south and east. The building will become part of the University inventory in 2012.

The site fronts onto the revitalized St. George Street with easy access to the St. George subway station located immediately north of Bloor Street and backs onto a mid-block City laneway that provides the opportunity for service from this location.

SITE E: 162 St. George Street

Existing Envelope Capacity:



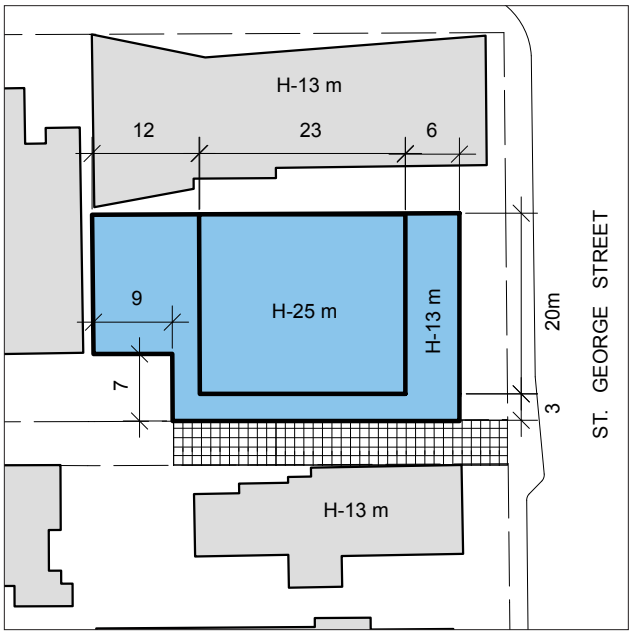


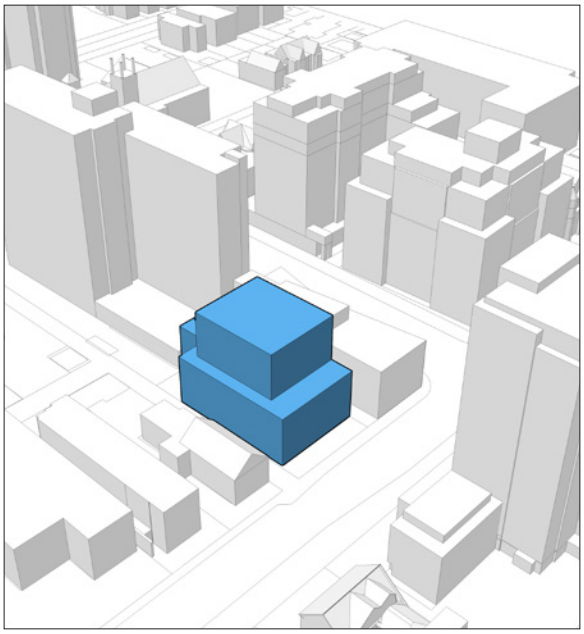
Northeast View

Existing Site:

No previously approved envelope

Proposed Envelope Capacity:





Northeast View

Existing Building

Proposed Envelope

Pedestrian Walkway

City Setback/Property Line

Proposed Building Envelope:

Existing Site Occupancy:	1,800 gsm	(approximate)
Proposed Envelope:	4,260 gsm	
Discounted Envelope:	3,620 gsm	
Maximum Height:	25 m	

Use Assumptions:

6-storey institutional use includes setback from St. George frontage at 3 storeys

The proposed envelope allows for a maximum of 6 floors of institutional use along St. George Street. The envelope sets back from the property line to align the front face with the existing house-form construction immediately to the south. Service access is anticipated from the rear off the existing mid-block laneway.

SITE E: 162 St. George Street

Development Context:

Site Conditions:
- site abuts non-university owned properties to the north, south and east

Parking:
- no existing by-law parking

Servicing:
- an existing mid-block laneway abuts the site at its east edge allowing for servicing of the site.

Pedestrian Routes:
- site is located directly on St. George Street providing pedestrian access from all parts of campus

Height and Massing:
- 6 floors of construction are anticipated with a step-back at floor 3.

Open Space:
- envelope is set back from the property line at St. George Street to allow for an open space forecourt
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:
- site is currently occupied by a traditional house-form building

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- massing must take into account proximity to the Bata Shoe Museum and views north and south along St. George Street.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	NASM	Gross
University Women's Club		space inventory data not yet available Assume approx. 1800gsm	

Area within approved building envelope (gsm)

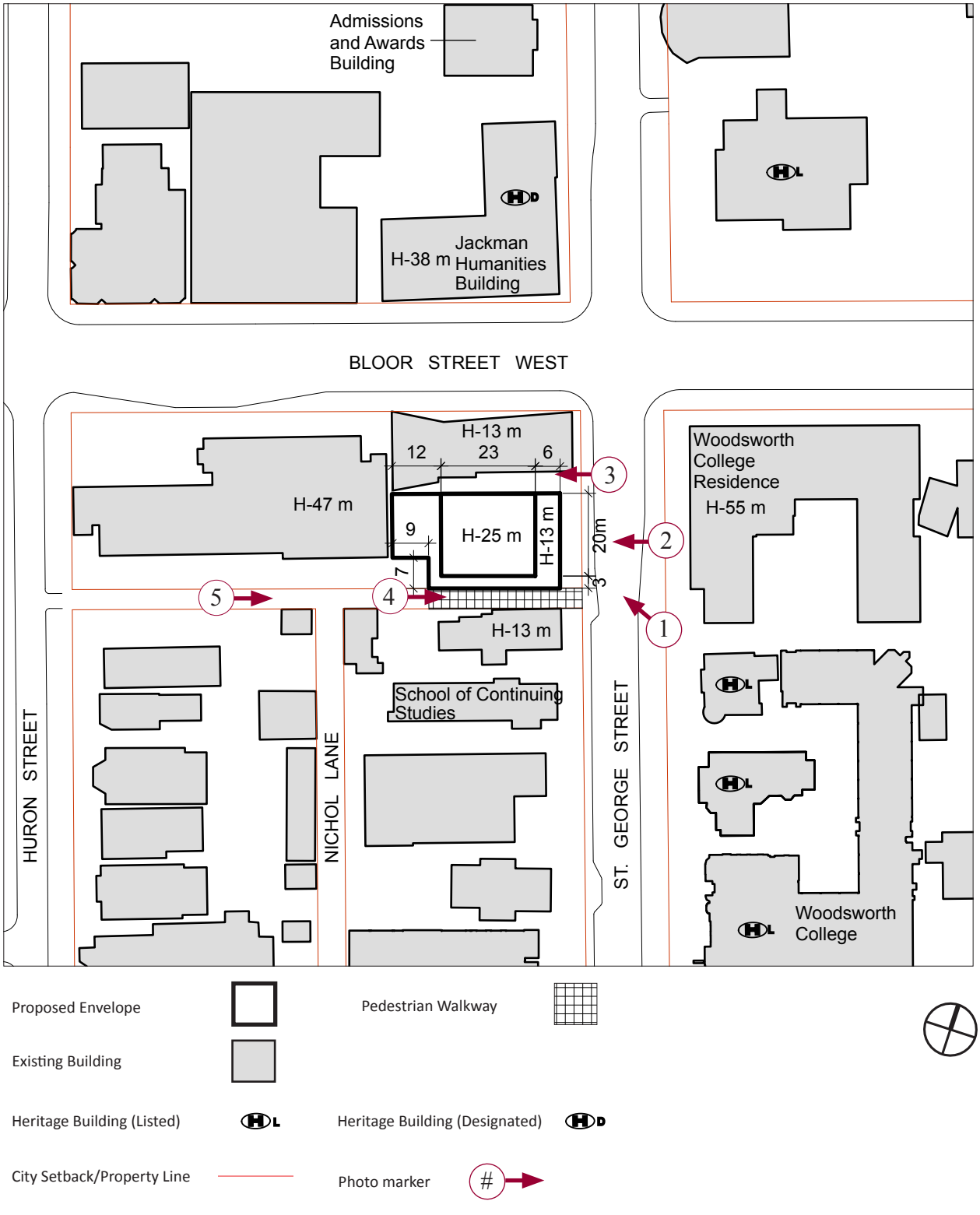
No approved envelope

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	3,620
	(below grade):	960
less Area to be Demolished:		1,800
Net Site Increase:		2,780 gsm

SITE E: 162 St. George Street

Context Plan with Proposed Envelope:



Site Photos:

View north along St. George Street toward Bloor Street West

Existing building, the University Women's Club, to be demolished

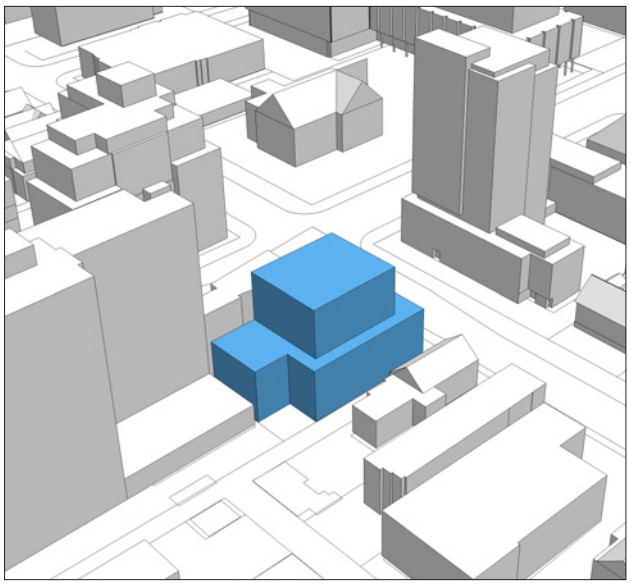
Pedestrian laneway along the south side of the University Women's Club

University Women's Club laneway service entrance

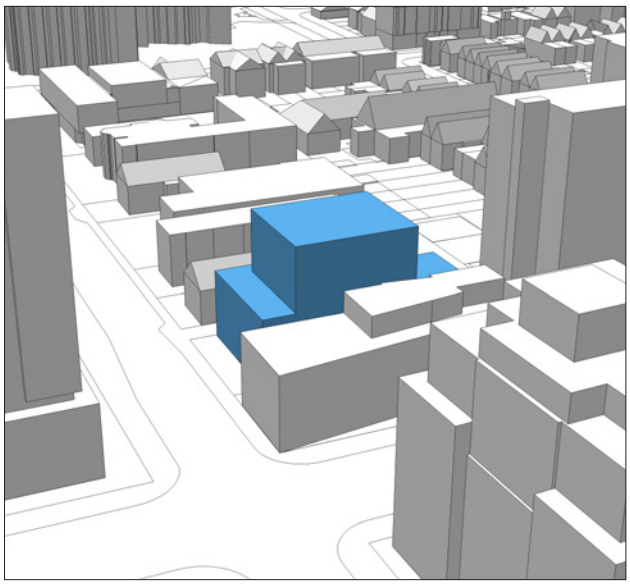
Existing parking lot and service area at rear of building

View east along laneway; Woodsworth College Residence beyond

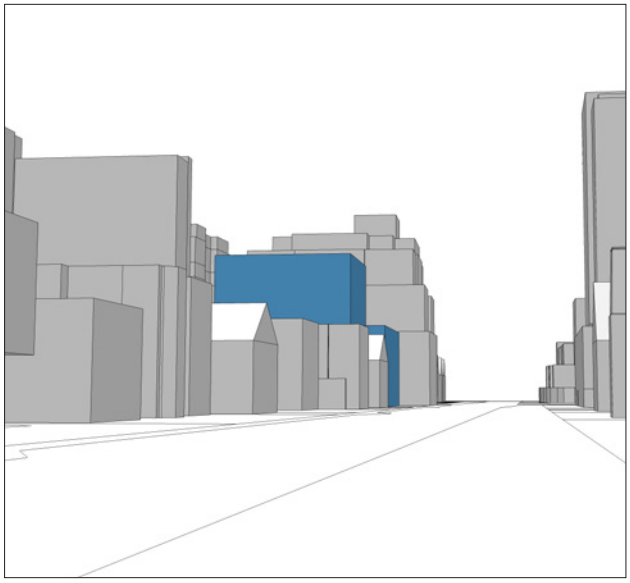
Additional 3D Views (Proposed Envelope):



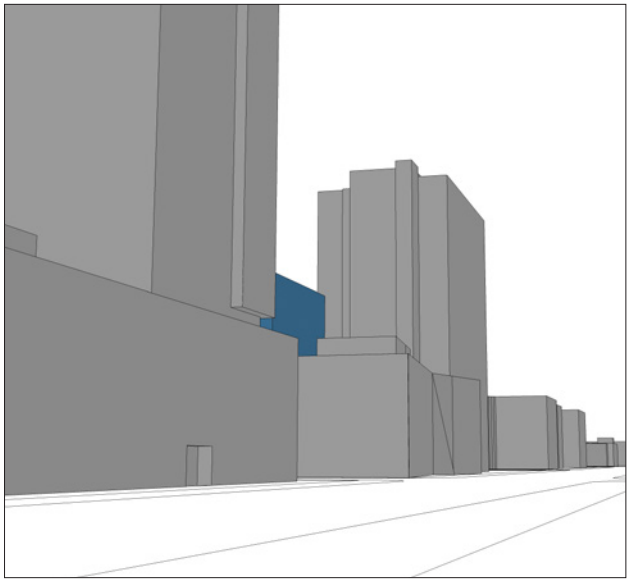
View toward northwest



View toward southwest



View north along St. George Street



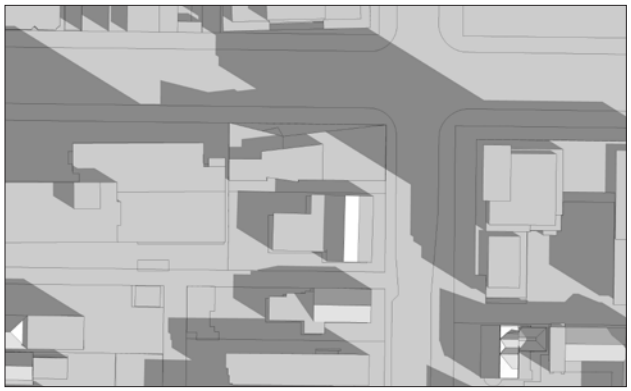
View west along Bloor Street

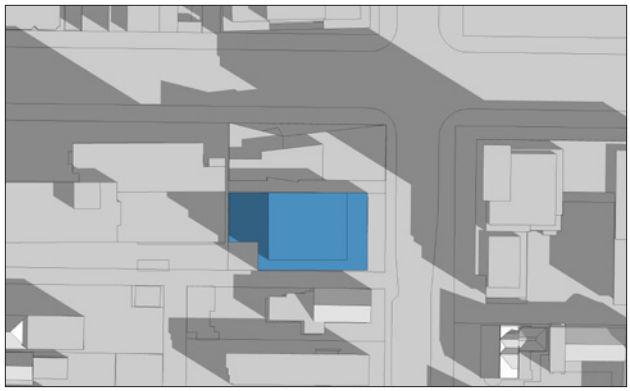
Shadow Study (September 21):

Existing

with Proposed Building Envelope

9 a.m.





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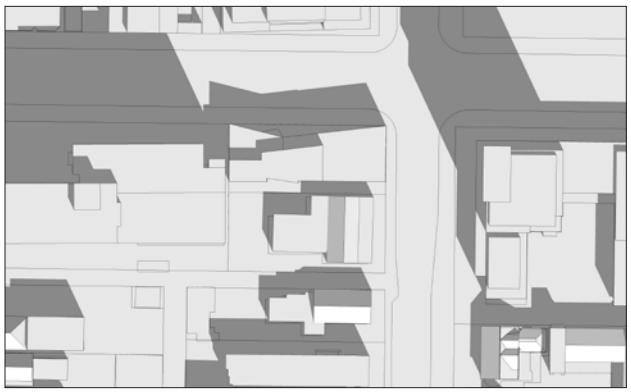

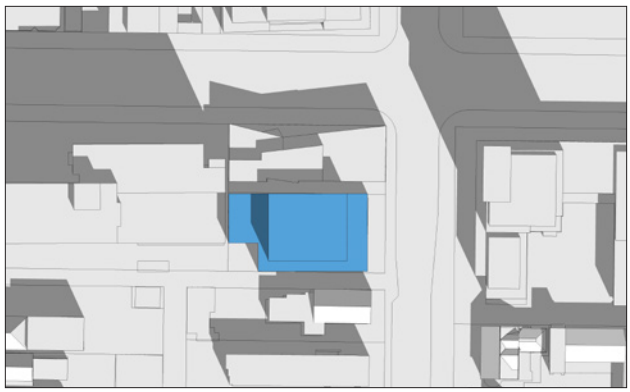

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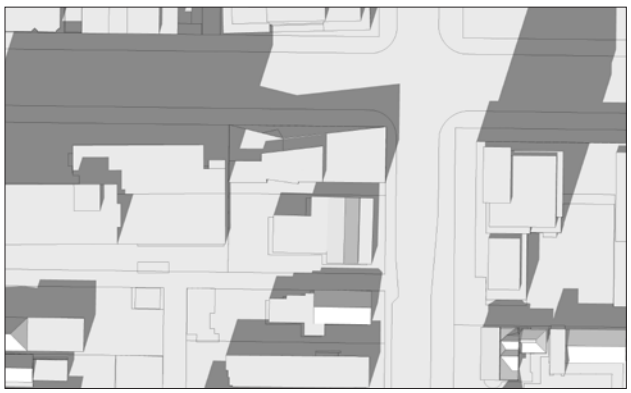

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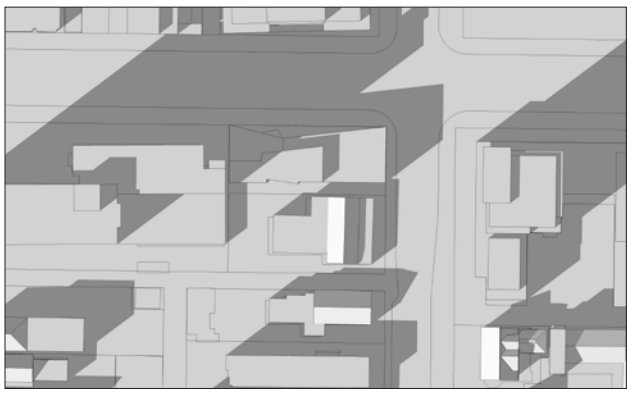
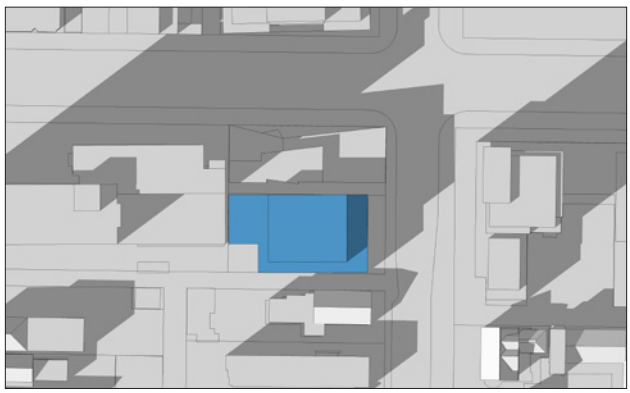




Northwest Sector Summary

Pedestrian Circulation Plan (Nolli) with Development Sites

Development sites provide more than expansion capacity for the University. Shown in black, these sites provide opportunity to extend and build on pedestrian routes throughout the campus improving and providing a superior environment for pedestrians. Opportunities for linkages indoors and out are proposed through this diagram to illustrate the possibilities through development within this sector.

Site 1 provides the opportunity to create a gateway at the intersection of Bloor and Spadina Streets. Here, careful crafting of the public spaces within the development site will allow for connections to be made through the block.

Site 4 allows for a newly articulated open space to add life to the street and provides the opportunity to introduce a new and accessible entrance to the Robarts Library.

Northwest Sector Proposed Sites

Development sites proposed for the Northwest Sector of the St. George campus allow for the expansion of institutional program along the north and west boundaries of the campus. Each site provides opportunities to knit together existing program and buildings and provide a rationalization of servicing while allowing for the introduction and enhancement of new and improved open spaces and pedestrian scale connections.

NW Sector Proposed Envelopes
Approved construction adjacent to campus

Southwest Sector

Introduction

The Southwest Sector of the St. George campus was developed later than the east campus as part of post-war expansion, and more recently as non-University properties, such as the Metropolitan Public Library (Koffler Student Centre) and Boys and Girls House Library (on the site of the Bahen Centre for Information Technology) were relocated elsewhere. The character of the west campus is decidedly different from that east of St. George Street in that it follows the city grid and, as such, has fewer opportunities for open spaces such as those that were historically located in abundance on the original University land-grant property to the east. Some non-university properties remain in the far southwest corner of the quadrant bounded by College Street, Spadina Avenue, Huron and Russell Streets including The Centre for Addiction and Mental Health (CAMH).

Significant changes have occurred in this sector since approval of the University of Toronto Area Part II Plan in 1997. Five sites identified for development have been constructed in part or whole including the following:

Site 5: 575-581 Spadina Avenue, New College Residence
Site 6: 100 St. George Street, Sidney Smith Hall (partial site)
Site 8: 22 Russell Street, High Bay at Earth Sciences Centre
Site 9b: 70 St. George Street, Lash Miller Chemical Laboratories expansion
Site 18: 40 St. George Street, Bahen Centre for Information Technology

In addition to new construction in the Sector, campus open space improvements have been addressed, in part, through projects such as the St. George Street Revitalization and at the Davenport Lash Miller garden. Most recently, Willcocks Street between St. George Street and Huron Street was identified by the City of Toronto for a one-year pilot *Walking Strategy* project which, in the fall of 2010, was implemented by the University, in partnership with the City of Toronto. The street has been closed to vehicular traffic and furnished with planters, street furniture and street graphics to provide additional open space amenity. Wifi connections are available and programmed events such as a weekly farmers market allow for a variety of uses of the space. After a successful pilot year, the University is seeking to permanently close the street to vehicular traffic through city council approval providing ongoing amenity in the Sector.

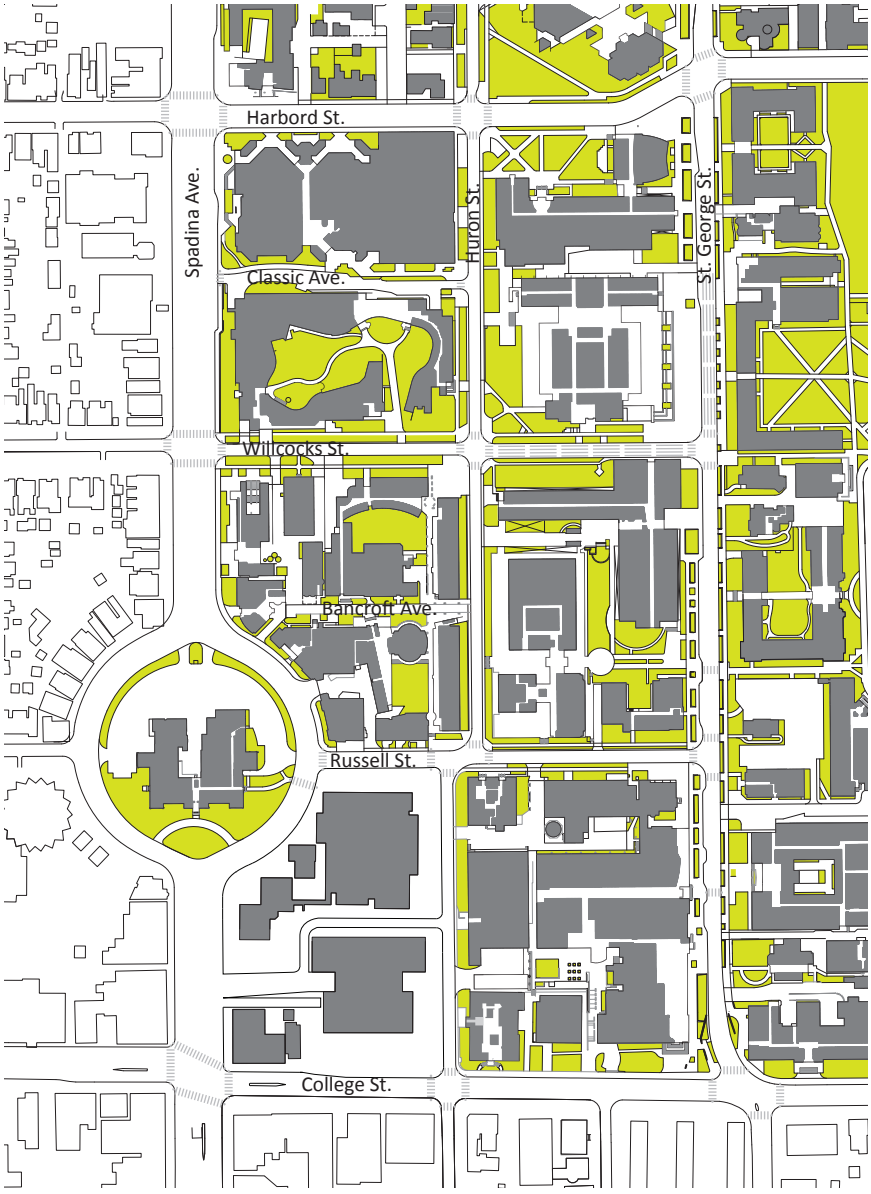
Blank facades along much of Spadina Avenue, the result of historic plans for a never constructed freeway, and along parts of Harbord Street create a barrier to the University at its edges. Animation at the street level, where possible, is encouraged to extend the University uses and provide more amenable edges with bordering neighbourhoods.

Building servicing and 'back-of-house' functions currently compete with the pedestrian environment, particularly at Classic Avenue. Both the Athletic Centre and New College's Wilson Hall Residence open onto this former City of Toronto street that functions primarily as a service corridor for the two buildings. The pedestrian environment could be significantly improved, while maintaining service functions, similar to Bancroft Avenue which is also in this sector.

Through traffic and parking congestion in the Sector further diminish the opportunities for pedestrian comfort and amenity currently. Steet calming and parking minimization in keeping with City initiatives are, among other things, recommended to improve the pedestrian experience.

Pedestrian Circulation Plan (Nolli) of the Sector

The Nolli plan below shows major routes through buildings that connect the exterior pedestrian environment with the interior. It illustrates existing patterns of pedestrian circulation throughout the southwest campus. Notable is the prominence of circulation along street edges, and the dearth of green open space connections.



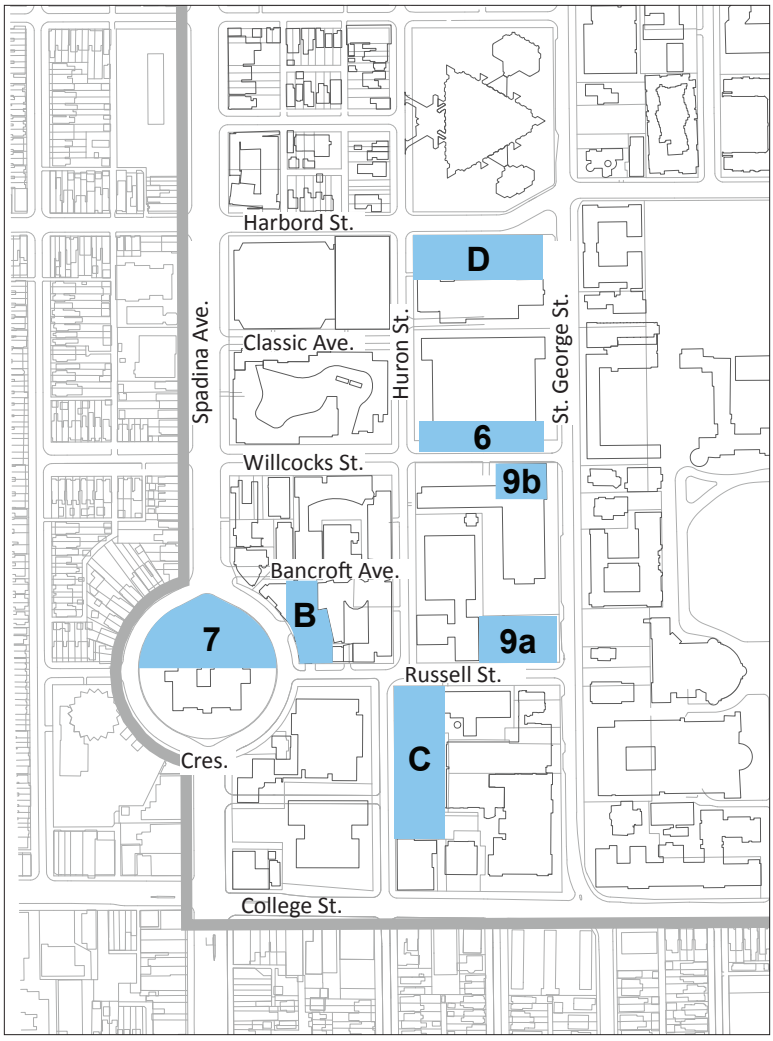
Southwest Sector area 'Nolli' plan

Opportunities and Challenges

The Southwest Sector is characterized by post-war expansion, defined by City streets with little green space. Within this setting, opportunities and challenges will present themselves as the remaining development sites are developed. Most significant are the following:

1. Ensure that development sites provide pedestrian linkages indoors and out.
2. Extend cross-campus pedestrian pathways to link existing with new.
3. Create new landscaped open spaces and related amenities in concert with new building projects.
4. Partner with City to implement streetscape improvements particularly in the west campus.
5. Improve wayfinding between east and west campus by enhancing view corridors and developing terminus buildings.
6. Seek additional opportunities for open space.
7. Work with the City to reduce parking within the quadrant, supporting the City's autominimization policy through the introduction of alternate means of transportation.
8. Work with the City to augment traffic calming measures to enhance the pedestrian experience.

Area Plan



Area plan with Southwest Sector development sites

Remaining approved development sites and propsed new sites in the Sector include the following:

Existing (Approved) Sites:

Site 6	100 St. George Street (remaining envelope at south end of site)
Site 7	1 Spadina Avenue
Site 9a/b	50-80 St. George Street

Additional (Proposed) Sites:

Site B	487 and 563 Spadina Avenue (North and South Borden Buildings)
Site C	215 Huron Street and 19 Russell Street (includes remaining part of Site 18)
Site D	25 Harbord Street

North side of Willcocks Street

West side of St. George Street

Site Context:

Sidney Smith Hall, built in 1961, is a good example of the architectural style known as 'High Functionalist Modernism'. Functionally, the building is the heart of the Faculty of Arts and Science. It is located midway along the revitalized St. George Street immediately north of Willcocks Street and faces Huron Street to the west. Drawing from studies for the area going back as early as *Campus as a Campus Centre*, prepared by faculty and students of the Faculty of Architecture in the 1970's, the east patio area has been reconstructed as part of the St. George Street Revitalization project. Where a podium level patio was once separated from the street, stairs running the length of the podium were installed to provide ease of access and a welcoming gesture to the building and patio. Planters and trees were installed as part of the new stair and, having matured, now provide shady spots to stop, sit and gather.

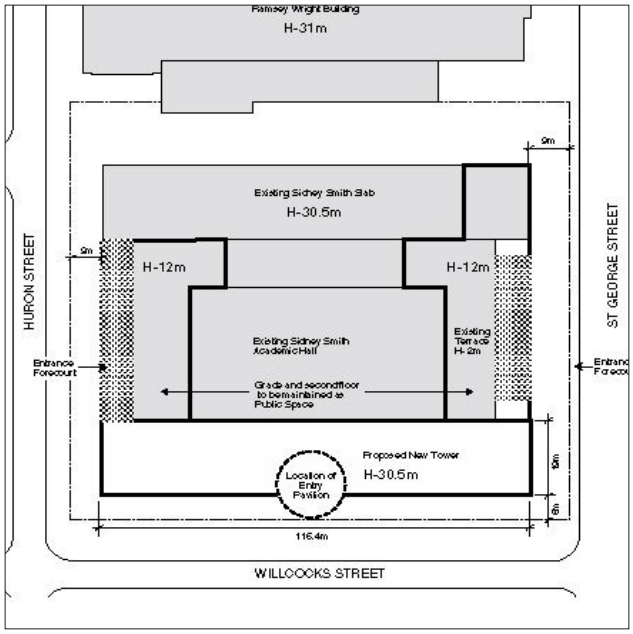
A 6-storey tower dominates the north wing of the building; the low central/southern wing is flanked by expansive east and west patios. Recent enclosure of the east and west patio overhang areas and infill of central areas (each identified as part of development site 6) has greatly enhanced the interior space and added quality student and academic amenity. The development envelope permitted under the 1997 zoning approvals allows, also, for the construction of a 30.5m tower at the south end of the building, along Willcocks Street. This portion of the development envelope has yet to be realized.

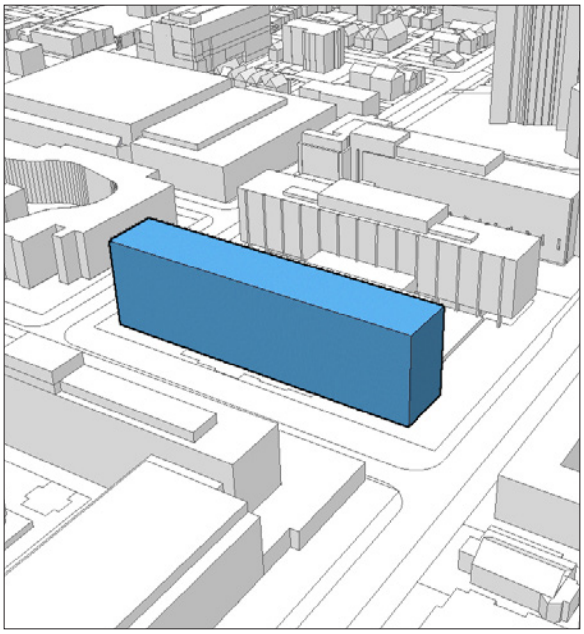
The site is surrounded by other academic buildings including the Earth Sciences Building, Lash Miller Chemical Laboratories and the Ramsay Wright building and Zoo Woods beyond the north service lane accessed from St. George Street. University residences facing the site include Wetmore and Wilson Hall at New College and Sir Daniel Wilson Hall at University College.

Willcocks Street between St. George and Huron Streets has been closed to vehicular traffic as part of a City initiated pedestrianization project. Successful in its pilot year, this pedestrianized open space will remain free of cars and provides an excellent public space amenity immediately adjacent to the site.

SITE 6: 100 St. George Street

Approved Envelope Capacity:





Northwest view

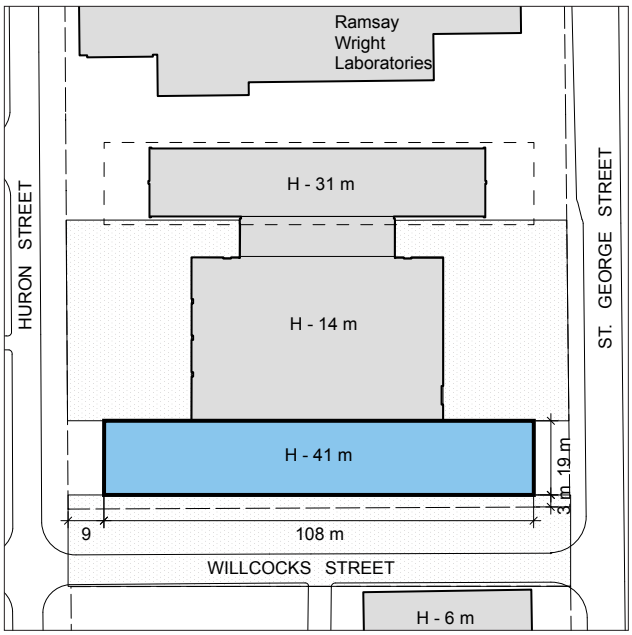
Approved Envelope *[City of Toronto By-Law No. 1997-0275]:*

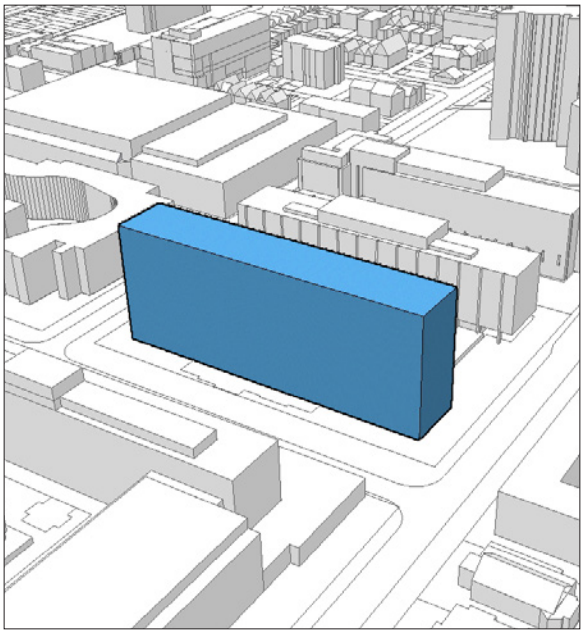
Existing Site Occupancy:	29,691 gsm	(3,208gsm to be demolished to construct envelope)
Approved Envelope:	20,900 gsm	
Discounted Envelope:	17,765 gsm	
Maximum Height:	30.5 m	

Use Assumptions:

8 floors (30.5m) institutional use on south tower;
1-3 floors (12.0m) institutional use on patio and in-fill;
Landscaped courtyard space of minimum 310sm to be located abutting Huron Street;
Landscaped courtyard space of minimum 185sm to be located abutting St. George Street;
Projection zone of maximum 6.0 x 16.0m allowable at south tower

Proposed Envelope Capacity:





Northwest view

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:

Existing Site Occupancy:	29,691 gsm
Potential Envelope:	20,412 gsm
Discounted Envelope:	17,350 gsm
Maximum Height:	41 m

Use Assumptions:

10 floors institutional use

The approved envelope has been partially developed since approval in 1997 including the completion of east and west patio in-fill areas and landscaped patio improvements along St. George Street. It is proposed that the remaining south tower envelope maintain the approved dimensions, with height being increased from 8 floors (30.5m) to 10 floors (41m, adjusted to accomodate 4m floor-to-floor heights). The existing Sidney Smith patio areas to the east and west of the building are to be maintained as open space.

Development Context:

Site Conditions:
- asbestos from existing building will require removal where disturbed.

Secondary Effects:
- full development of the envelope will require demolition of the existing lower level food facility.
- any academic space disturbed or demolished as part of construction will require reconstruction as part of the project.

Parking:
- 8 parking spaces currently exist on site and may be maintained.

Servicing:
- existing service lane and loading bay are accessed at the north end of the site off St. George Street.
- additional capacity on the site will require tie-in to the existing service area, and upgrades as appropriate.

Pedestrian Routes:
- St. George Street provides primary access for pedestrians to the site, with Huron and Willcocks Streets providing secondary access.
- new construction should address St. George Street, as well as Willcocks Street.

Height and Massing:
- the proposed height of 41m for a new south tower allows for a 10-storey mid-rise structure.
- the proposed tower is to be significantly raised above the east and west patio to allow the continuity of use of these outdoor amenities.
- 40% of the south facade may project 3m from the prescribed envelope to allow for architectural articulation

Open Space:
- the Sidney Smith patios on the east and west sides of the existing building provide ample open space within this area. The addition of a vehicular free Willcocks street, in pilot stage starting September 2010, will provide additional open space amenity directly related to the site.
- the City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:
- Sidney Smith Hall is a classic example of a modernism, typical of institutional buildings of this period.
- development on this site may trigger consideration for the original structure to be listed as a heritage building.

Accessibility:
- new construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- building design should maintain compatibility with existing Sidney Smith Hall, through the establishment of architectural guidelines.
- development of the site should include the integration of ideas developed through the Huron-Willcocks Ideas Competition in 2008, and the Willcocks Pedestrianization project.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
Sidney Smith	Dean's Office Arts & Science	3,247	196
	Art, Department of	752	
	Hist & Phil of Sci & Tech, Inst	34	
	History, Dept of	1,086	
	Jewish Studies, Centre for	71	
	Linguistics, Dept of	592	43
	Geography & Program in Planning, Dept of	2,036	365
	Political Science, Dept of	1,249	
	Mathematics, Dept of	221	
	Psychology, Dept of	3,164	
	Statistics, Dept of	732	
	UTL-Information Commons	23	23
	Building Services, Grounds & Trades	47	
	OSM Classroom Inventory	2,586	314
	Ancillary Services	678	606
	Assoc Part-time Undergrad Std(APUS)	54	
	TOTAL Site Area (nasm)	**16,573**	**1,548**
	(Gross Area)	**(29,403 gsm)**	**(3,208 gsm)**

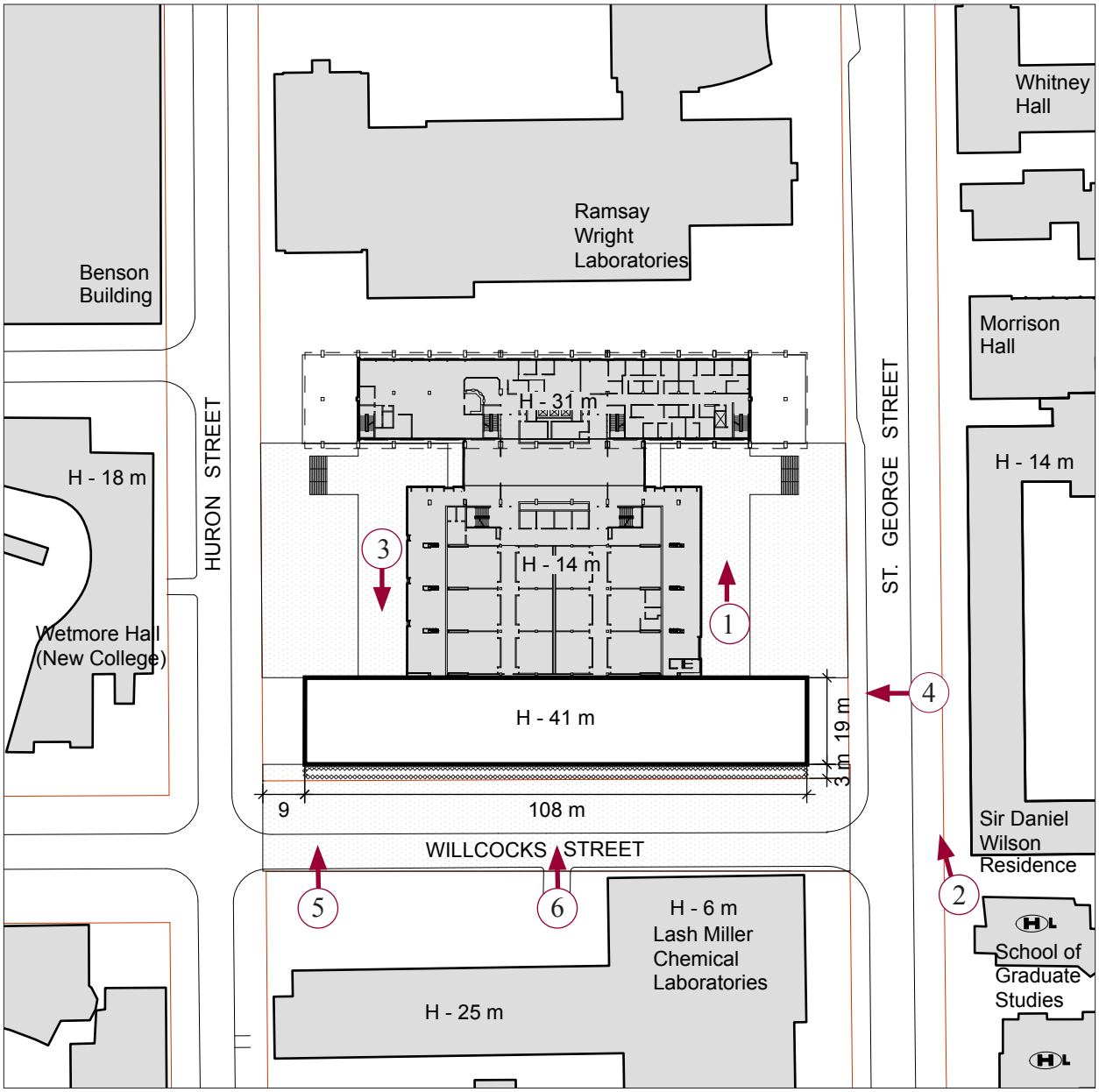
Area within approved building envelope (gsm)

Discounted Envelope:	(above grade):	17,765
	(below grade):	2,041 (assumes 1 storey)
Less Area to be Demolished:		3208
Net Site Increase:		16,598 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	17,350
	(below grade):	2,041 (assumes 1 storey)
Less Area to be Demolished:		3,208
Net Site Increase:		16,183 gsm

Context Plan with Proposed Envelope:



Site Photos:

Sidney Smith Patio (east side), looking north

Sidney Smith Building, looking north on St. George St.

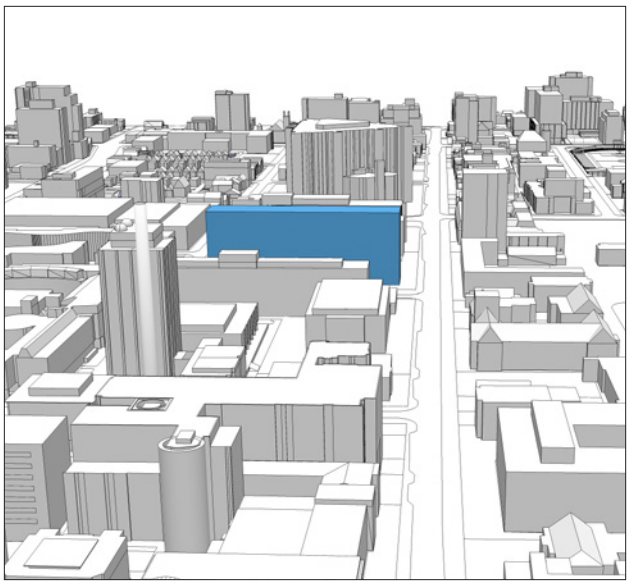
Sidney Smith Patio (West Side), looking south

View west towards south end of site and Bixi bike rental station

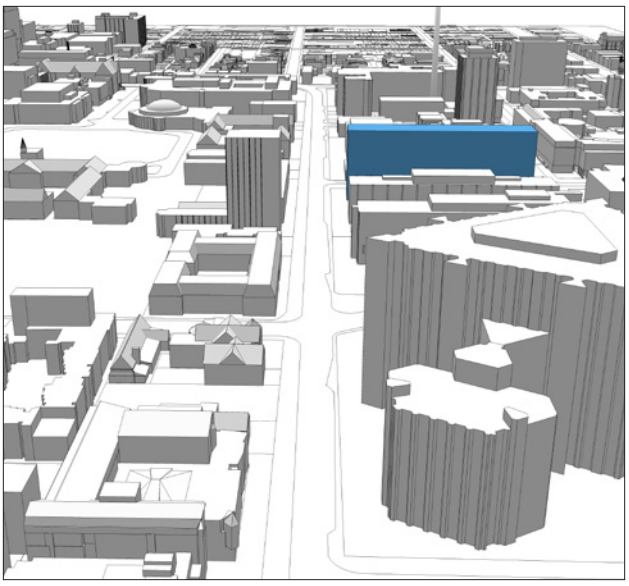
View north across Willcocks St. to west end of development site

Low-rise portion of building to be demolished

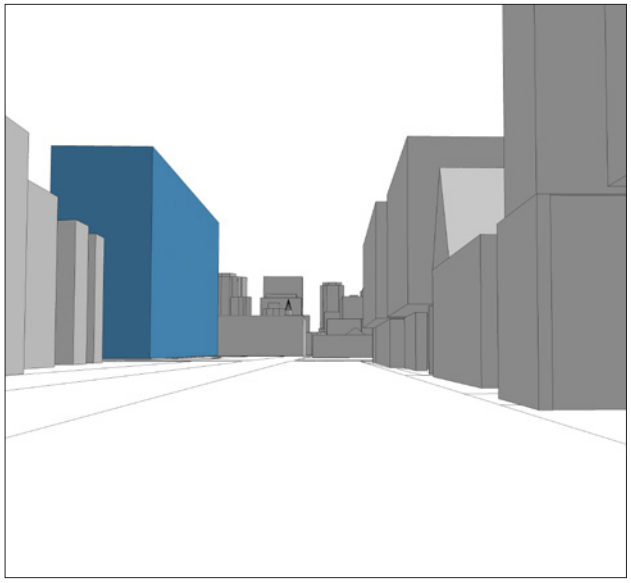
Additional 3D Views (Proposed Envelope):



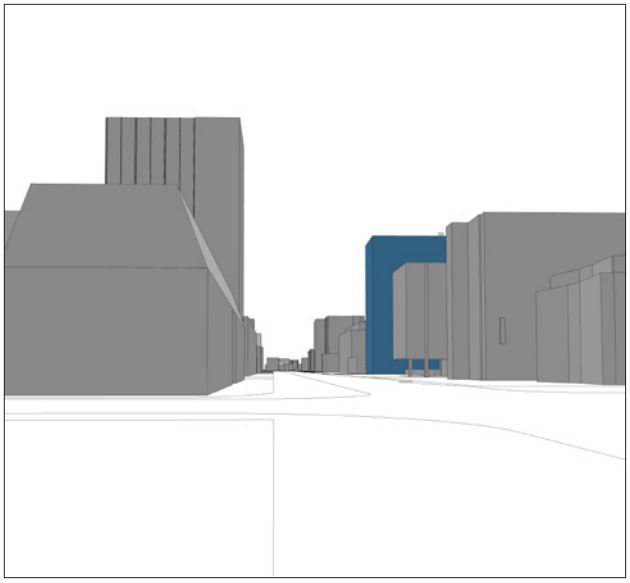
View north



View south

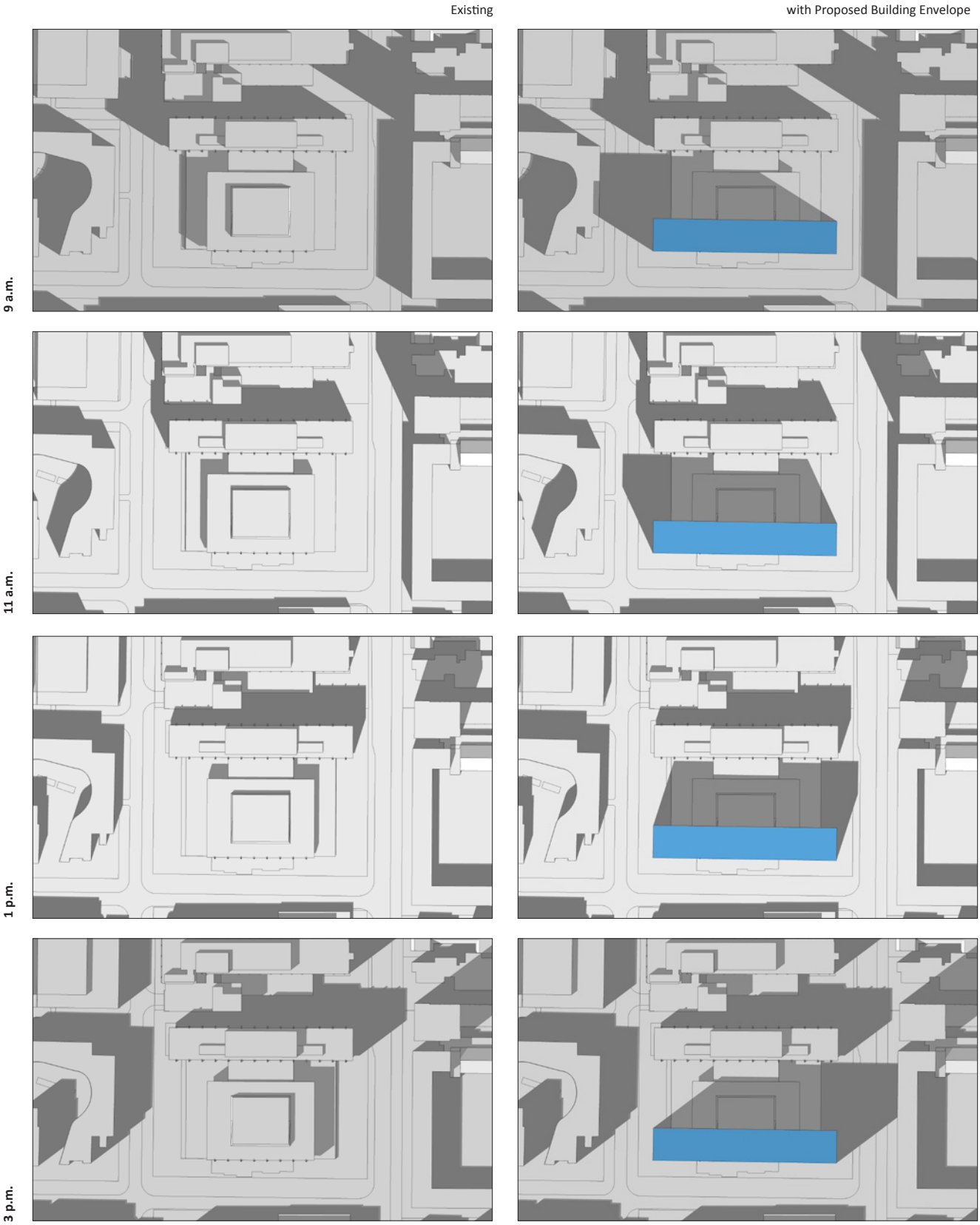


View east along Willcocks St.



View south on St. George St.

Shadow Study (September 21):



View north to One Spadina Crescent

View east to One Spadina Crescent

View south to One Spadina Crescent and Site 7

Site Context:

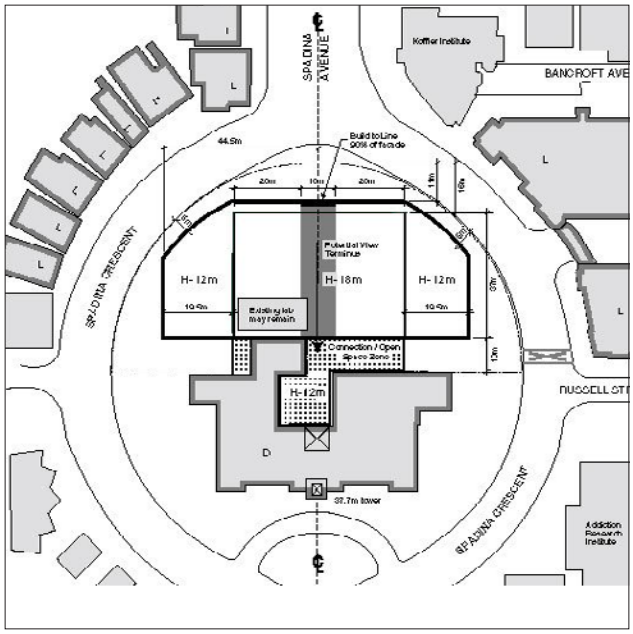
One Spadina Crescent is located on a circular 'island' site directly on axis with Spadina Avenue north and south. A historically designated structure occupies the south half of the site, a 109-space parking lot and a UofT Grounds and Recycling storage site occupy much of the north half of the site. The original structure was built in 1874 with additional construction added in 1914-23 (Military wing) and small additions to the north and inner east facades between 1943 and 1990. The addition of laboratories and an animal colony occurred in 1988. The original structure is designated a heritage building under Part IV of the Ontario Heritage Act.

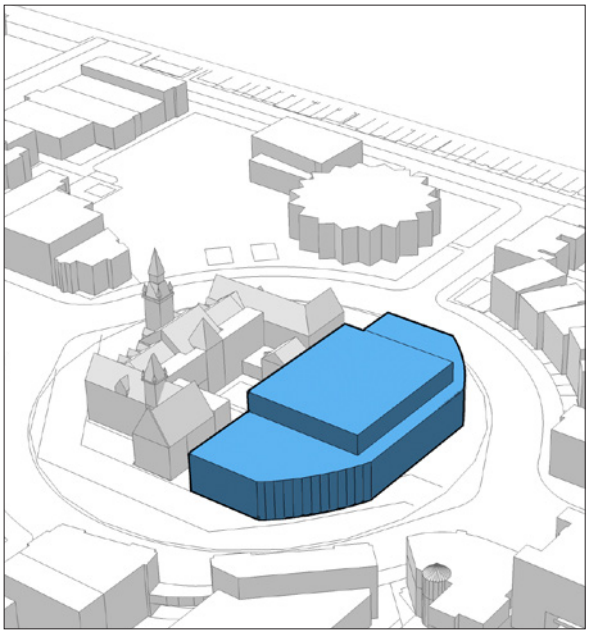
The primary facade of the heritage building faces south along Spadina Avenue and its secondary frontages face east along Russell Street and west toward the residential Harbord Village. The building sits at the center of a circle around which traffic and the Spadina Avenue Light Rail Transit (LRT) circulates and is of high importance both as an urban design punctuation in the fabric of the city plan, and as an important visual terminus defining Spadina Avenue. Site 7 lies on the western most edge of the University precinct. After years of negotiation, a signaled crossing was installed between Russell Street and Spadina Circle providing safe passage for pedestrians to and from the 'circle'.

The north half of the site is an approved development site. However, a City of Toronto water main easement that runs along the east side of the site seriously impacts achievement of the approved development on the site.

Because of its unique location within the city grid and the heritage nature of the existing building, the proposed envelope has been articulated to act as a backdrop, respecting views from the south to the towers and turrets of the existing heritage structure, and providing a new focal point for views from the north.

Approved Envelope Capacity:





Southwest view

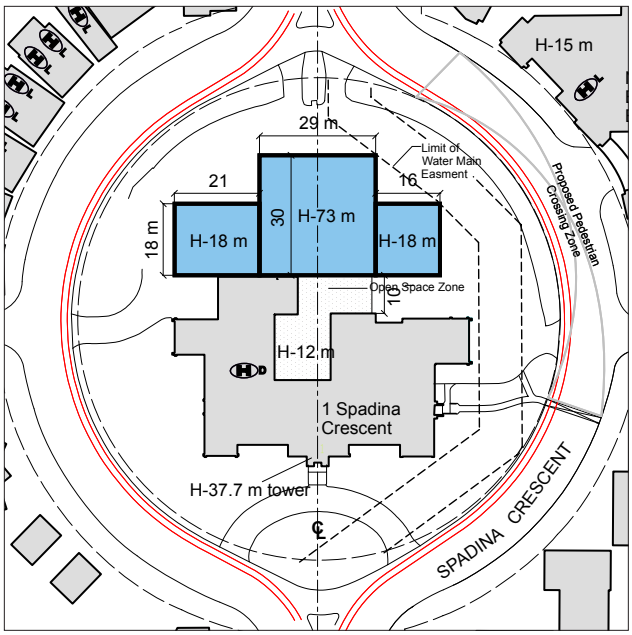
Approved Building Envelope *[City of Toronto By-Law No. 1997-0275]:*

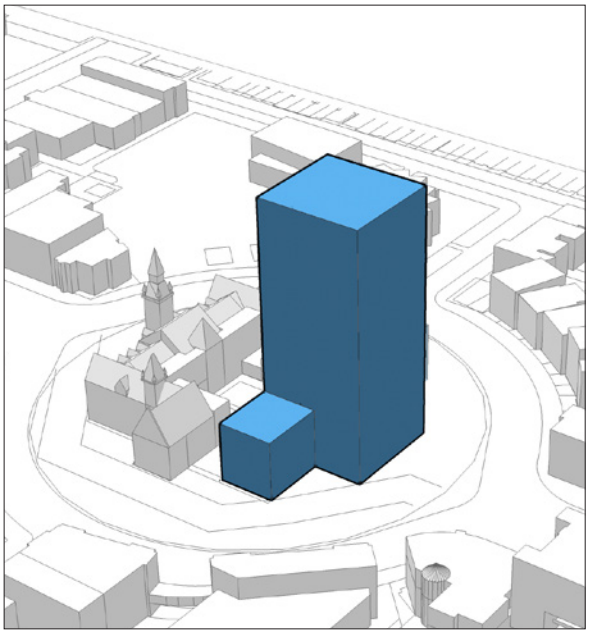
Existing Site Occupancy:	2,403 gsm
Approved Envelope:	10,200 gsm
Discounted Envelope:	8,670 gsm
Maximum Height:	18 m

Use Assumptions:

Institutional use with 3 floors on east and west wings with 4 floors at north/centre of the site;
Landscaped courtyard space required as described in By-Law section 12(2)310(a)(5)

Proposed Envelope Capacity:





Southwest view

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:

Existing Site Occupancy:	2,403 gsm
Potential Envelope:	18,324 gsm
Discounted Envelope:	15,575 gsm
Maximum Height:	73 m

Use Assumptions:

18-floor institutional tower located on axis with historic existing building, flanked by lower 4-floor institutional uses; Commercial zoning permitted.
Landscaped courtyard space provision

The proposed envelope maintains the symmetry of the approved envelope with a taller section at the centre flanked by lower wings. A tower element is proposed in the centre portion of the envelope to provide a backdrop to the existing heritage building viewed from the south, and to create a view of significance from the north. The proposed tower allows the site to be viable for development, compensating for the reduction in usable site area due to the easement placed over the water main at the eastern portion of the site.

SITE 7: 1 Spadina Crescent

Development Context:

Site Conditions:
- existing electrical substation will require relocation as part of site development.
- existing water main easement must be respected.
- limited site access because of LRT route.

Secondary Effects:
- relocation of University services located on site (grounds storage, recycling, etc.)
- relocation of occupants located within allowed demolition areas in northeast and northwest building wings

Parking:
- 109 existing parking spaces may be accommodated in underground parking on site or relocated to other sites on campus.

Servicing:
- service access must be integrated with the development site.

Pedestrian Routes:
- Pedestrian access is currently limited to a single signalled crossing at Russell Street.

Height and Massing:
- proposed tower creates new landmark view from the north and uniform backdrop to the historic building from the south. Lower flanking wings in keeping with existing building scale and that of surrounding structures.

Open Space:
- approved envelope requires inclusion of a central courtyard open space which will be maintained in the proposed plan.
- perimeter open space gardens to provide additional amenity.
- the City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:
- the existing One Spadina building, designated under the Ontario Heritage Act, is to be maintained with newer additions removed.

Accessibility:
- new construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- ensure compatibility of south elevation with tower feature; its base should properly reflect the geometry of the site, while being distinctively articulated as a terminus of axis at the north elevation.
- a plaza-type pedestrian crossing on northeast quarter of the circle should be introduced. This would be a controlled crossing using the current traffic light on Spadina with an additional signal placed at the Russell intersection. Unified paving material on roadway and sidewalk and additional landscaping should be used.
- restoration of original landscaping should occur on southern half of circle and provide definition to the form of the site.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
1 Spadina Crescent	Dean's Office Arts & Science	928	39
	Art, Department of	1,597	746
	Mathematics, Dept of	152	43
	Psychology, Dept of	638	245
	Building Services, Grounds & Trades	207	71
	Environmental Health & Safety	31	31
	Parking	192	
	Utilities & Building Operations	201	
	I&TS-Chief Information Officer	88	
	Independent Weekly	112	
	Unallocated Space	521	
	TOTAL Site Area (Gross Area)	**4,665 (8,716 gsm)**	**1,178 (2,403 gsm)**

Area within approved building envelope (gsm)

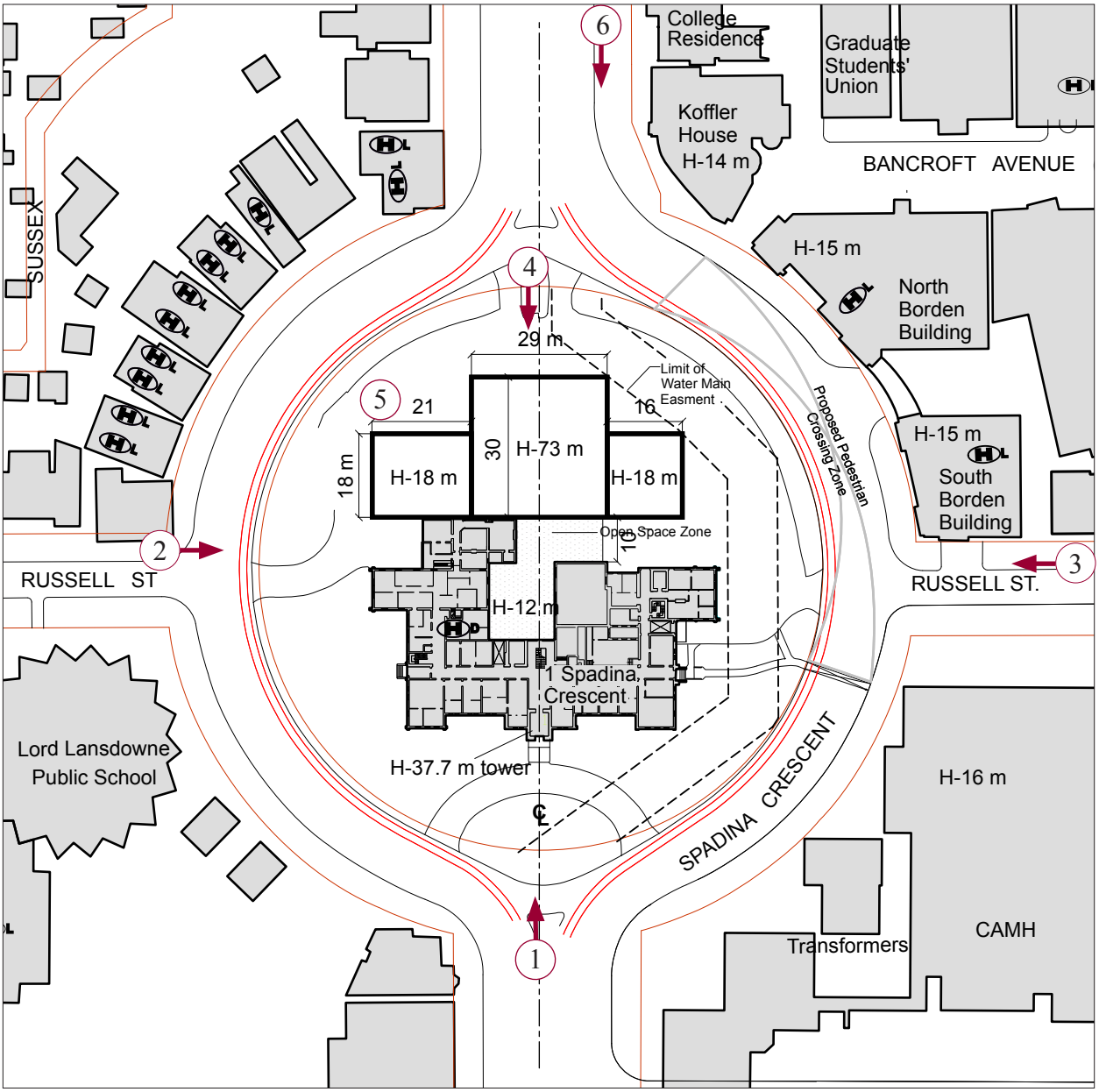
Discounted Envelope:	(above grade):	8,670
	(below grade):	2,661 (assumes 1 storey)
less Area to be Demolished:		2,403
Net Site Increase:		8,928 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	15,575
	(below grade):	1,536 (assumes 1 storey)
less Area to be Demolished:		2,403
Net Site Increase:		14,708 gsm

SITE 7: 1 Spadina Crescent

Context Plan with Proposed Envelope:



Proposed Envelope

Existing Building

Water Main Easement Limit

Heritage Building (Listed)

Courtyard/Forecourt

City Setback/Property Line

Heritage Building (Designated)

Photo marker #

Site Photos:

One Spadina Crescent, south facade

West facade

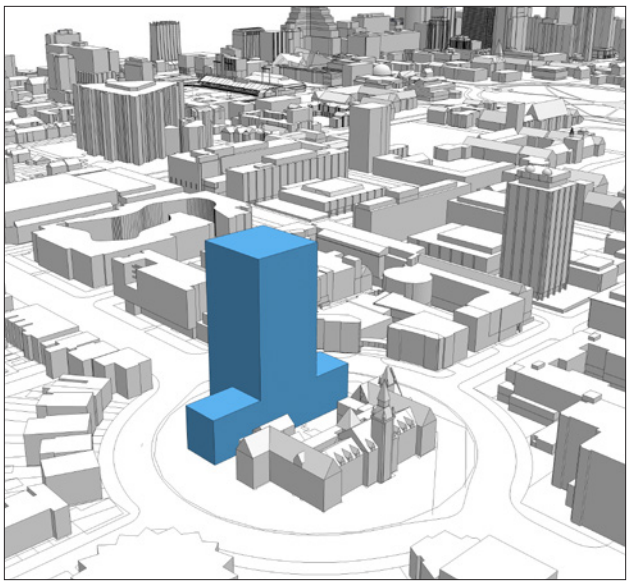
East facade; terminus of Russell Street

View south showing new additions and north parking area

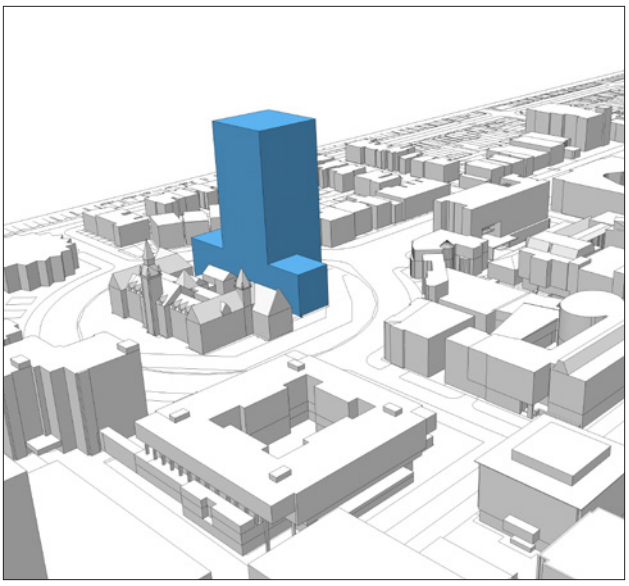
Grounds storage yard in northwest quadrant of site

View south from Willcocks Street

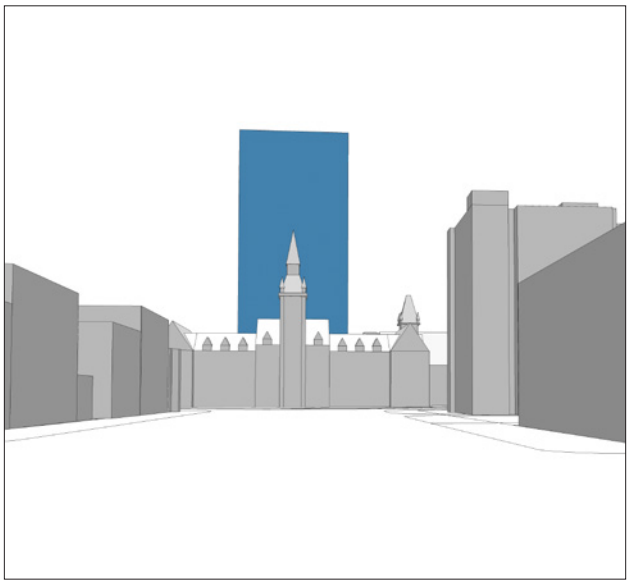
Additional 3D Views (Proposed Envelope):



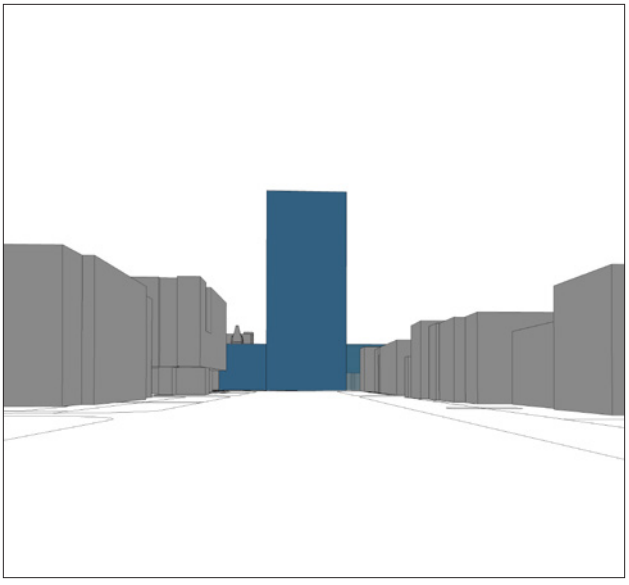
View northeast



View northwest

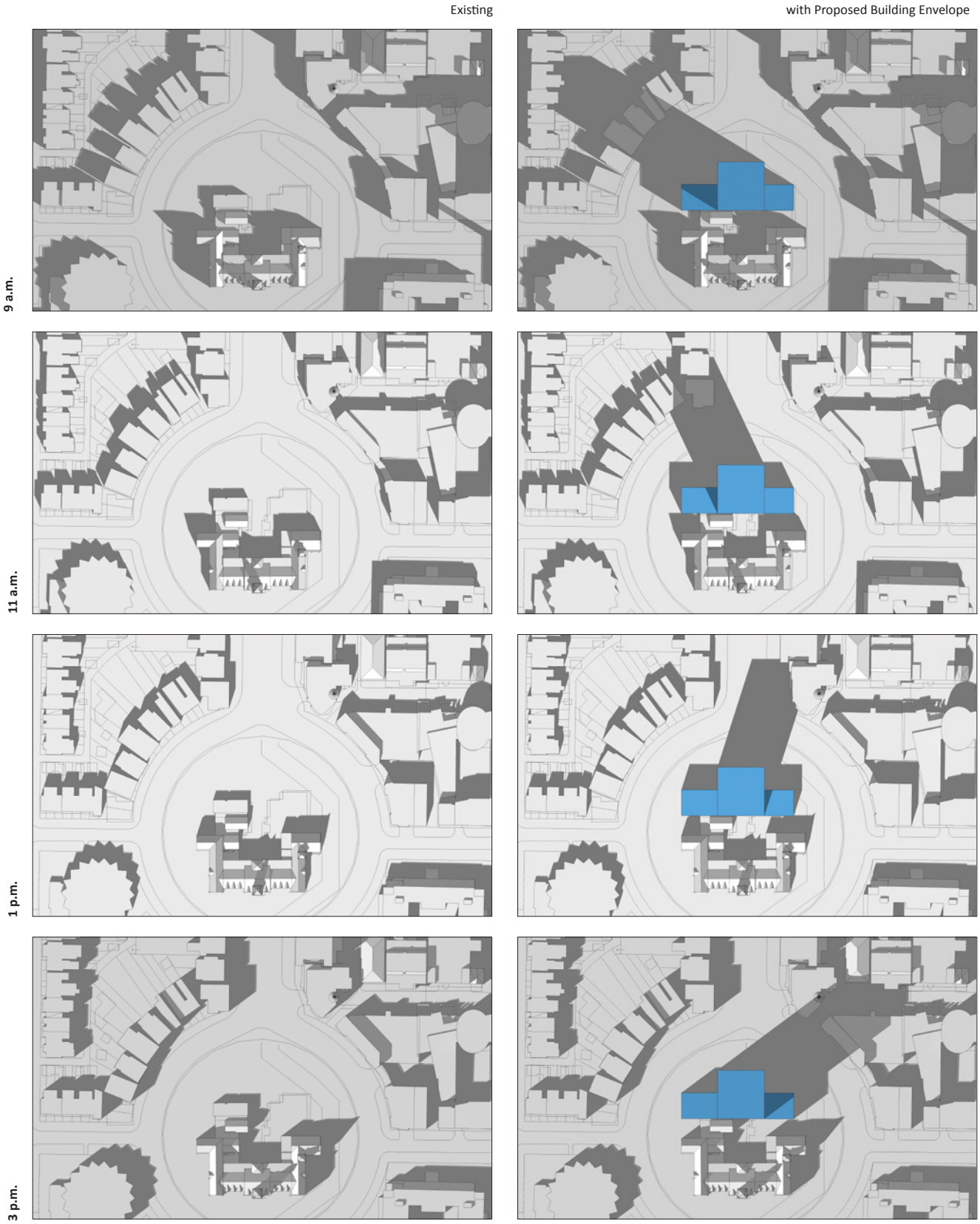


View north on Spadina Avenue at College Street



View south on Spadina Avenue at Willcocks Street

Shadow Study (September 21):



North side of Russell Street

West side of St. George Street

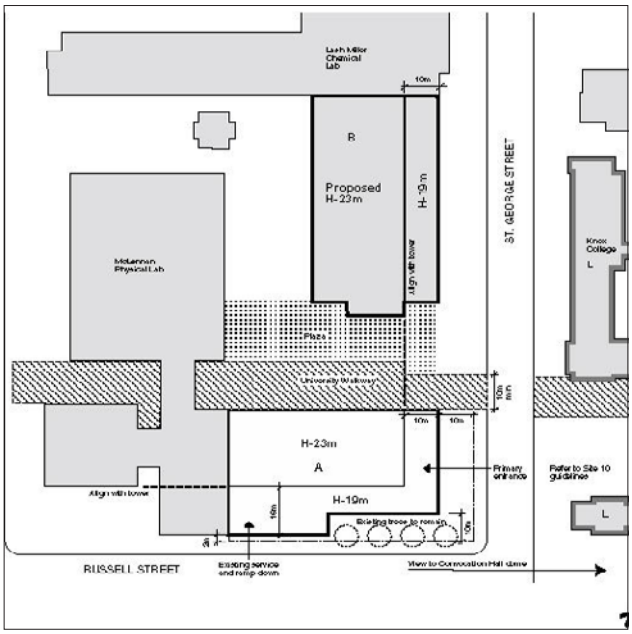
Site Context:

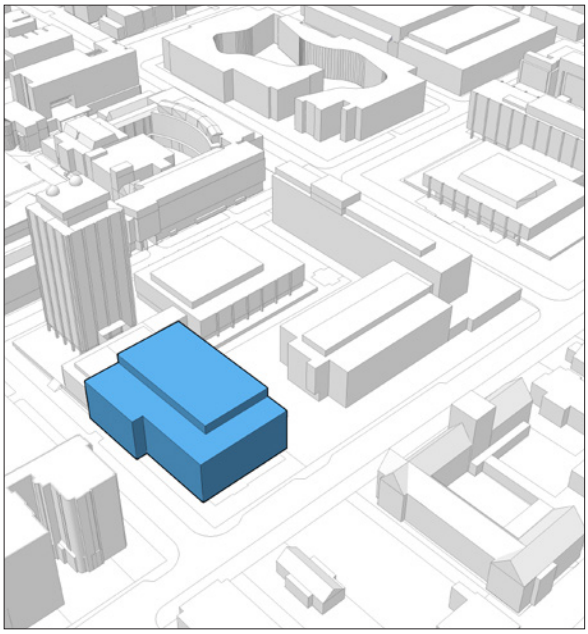
Site 9a/b is located on the west side of St. George between Russell Street and Willcocks Street. Its neighbours are comprised primarily of postwar institutional buildings. The John and Edna Davenport Chemical Research wing of the Lash Miller Building was expanded to include two additional laboratory floors as identified in the original site 9b envelope. To the west of the site is the McLennan Physical Laboratories tower (65m) and between both is the Davenport Lash Miller Garden. This area was previously a barren concrete area forming the roof of an underground parking and service area. A level change was introduced with the landscape plans for the Davenport Lash Miller Garden, which provide an accessible sloped sidewalk entrance to McLennan Physical Laboratories and a ramp to the south end of the Davenport Wing. This is a highly used and significant route linking the west campus with Convocation Hall lecture theatre.

New development on Site 9a will form the southern edge to the plaza and will play a role in the pedestrian realm of both the plaza and St. George Street. New development proposed for 9b will allow for three additional floors to be located atop existing laboratory facilities at the north end of the site.

Access to underground service and parking is currently located at the west end of the site off Russell Street. The existing underground facility is to remain in place. Both the approved and proposed envelopes allow for construction over this access route.

Approved Envelope Capacity:





Northwest view

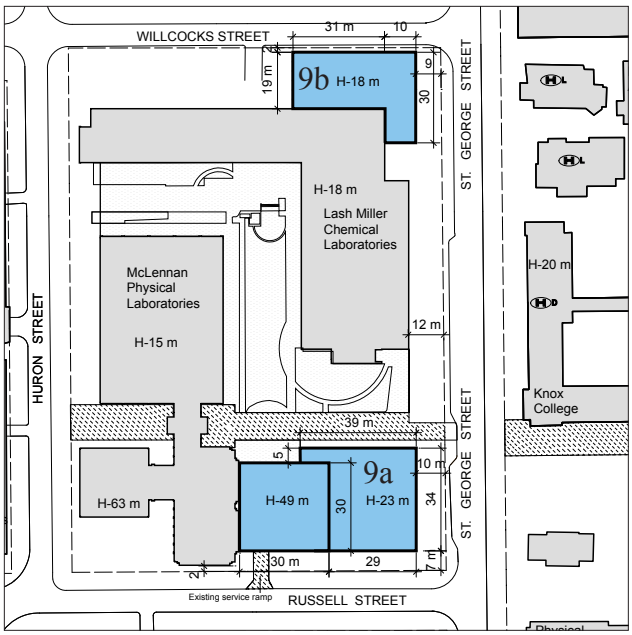
Approved Building Envelope *[City of Toronto By-Law No. 1997-0275]:*

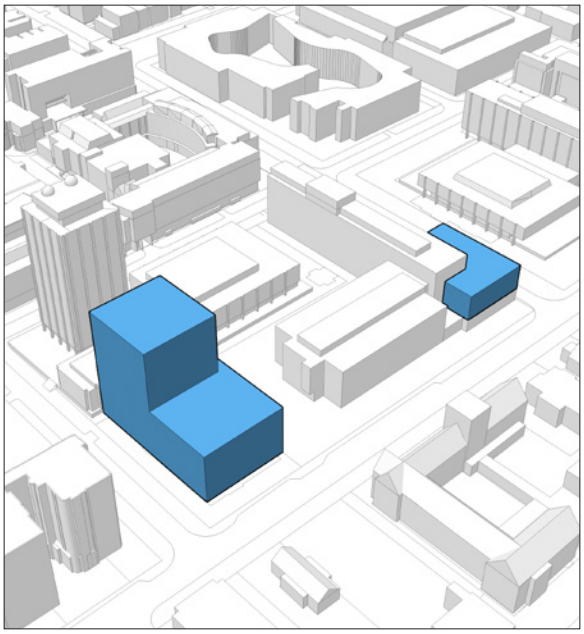
Existing Site Occupancy:	3,119 gsm
Approved Envelope:	11,490 gsm
Discounted Envelope:	9,765 gsm
Maximum Height:	23 m

Use Assumptions:

5 floors institutional

Proposed Envelope Capacity:





Northwest view

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:	**Site 9a**	**Site 9b**
Existing Site Occupancy:	3,058 gsm	0 gsm
Potential Envelope:	15,980 gsm	2,667 gsm
Discounted Envelope:	13,583 gsm	2,267 gsm
Maximum Height:	49 m	18 m

Use Assumptions:

9a: 12-floor institutional use tower with 5 to 6 floor institutional base;

9b: 3-floor infill addition above existing single storey structure

The proposed envelope (9a) maintains a consistent streetwall condition along the St. George Street frontage and bordering the Lash Miller Davenport Garden immediately to the north. A higher, 49m envelope is significantly set back from the street edge, and offset from the McLennan Physical Laboratories building minimizing the effect on view and light.

Site 9b proposes an additional 3 floors above the existing 1-floor section of Lash Miller located at the intersection of St. George Street and Willcocks Street. Infill in this location would allow for expansion of existing laboratory facilities with tie-in to existing corridors and services.

Development Context:

Secondary Effects:
- full development of the site will require relocation of current occupants (approximately 1741 nasm)
- existing service ramp to be maintained

Parking:
- below grade parking and servicing to be maintained
- no existing at-grade parking

Servicing:
- servicing to be located in expanded existing below-grade service garage with access off of Russell Street

Height and Massing:
- 5-6 floors (23m) along St. George frontage to match Lash Miller to the north
- 12 floor (49m) tower to abut McLennan Physcial Laboratories podium

Open Space:
- south facade setback 7m from southern property line to preserve, where possible, existing trees and provide widened boulevard opening to St. George Street.
- tower setback at north facade 5m to extend geometry of Davenport Lash Miller Garden
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- introduce active street level uses which are integrated with, and provide direct access to, the Davenport Lash Miller Garden to the north. Landscaping should be compatible with the Garden.

Site Data:

Existing Site Occupancy (above and below grade)

Building	**Department**	**Area** (total)	(to be demolished)
Astronomy & Astrophysics	Astronomy & Astrophysics, Dept. of	1,568	
	OSM Classroom Inventory	173	
	Buildings & Grounds	21	
	TOTAL Site Area (nasm)	**1,762**	**1,762**
	(Gross Area)	**(3,058 gsm)**	**(3,058 gsm)**

Area within approved building envelope (gsm)

Discounted Envelope:	(above grade):	9,765
	(below grade):	2,133 (assumes 1 storey)
less Area to be Demolished:		3,058
Net Site Increase:		8,840 gsm

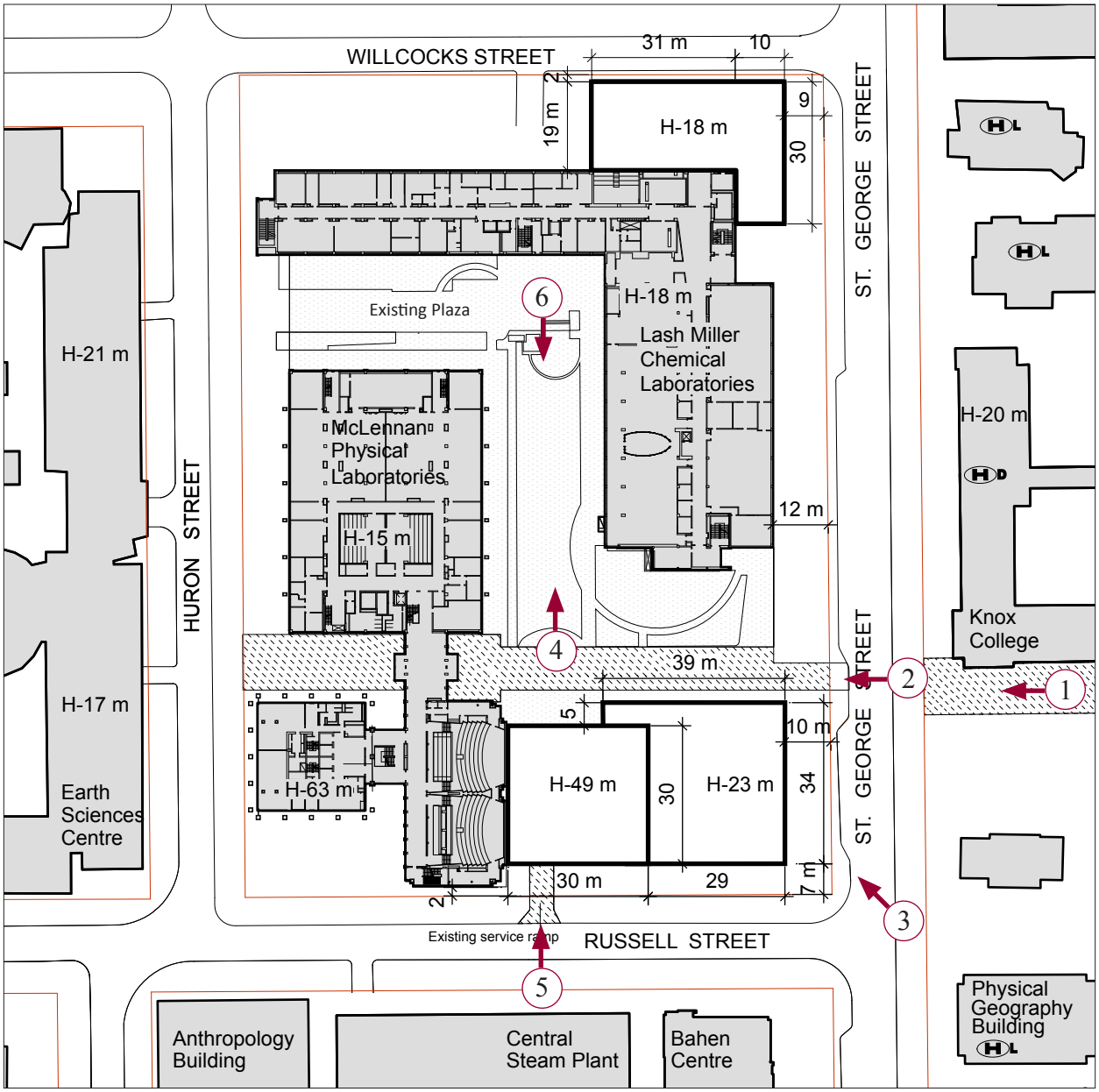
Area within proposed building envelope 9a (gsm)

Potential Envelope:	(above grade):	13,583
	(below grade):	1,652 (assumes 1 storey)
less Area to be Demolished:		3,058
Net Site Increase:		12,177 gsm

Area within proposed building envelope 9b (gsm)

Discounted Envelope:	(above grade):	2,267
	(below grade):	0
less Area to be Demolished:		0
Net Site Increase:		2,267 gsm

Context Plan with Proposed Envelope:



Proposed Envelope

Existing Building

Heritage Building (Listed)

City Setback/Property Line

Courtyard/Forecourt

Existing Pedestrian Walkway/ Service lane

Heritage Building (Designated)

Photo marker #

Site Photos:

View west to site and McLennan Physical Laboratories from pedestrian walkway

View west to site and Davenport Lash Miller Garden across St. George Street

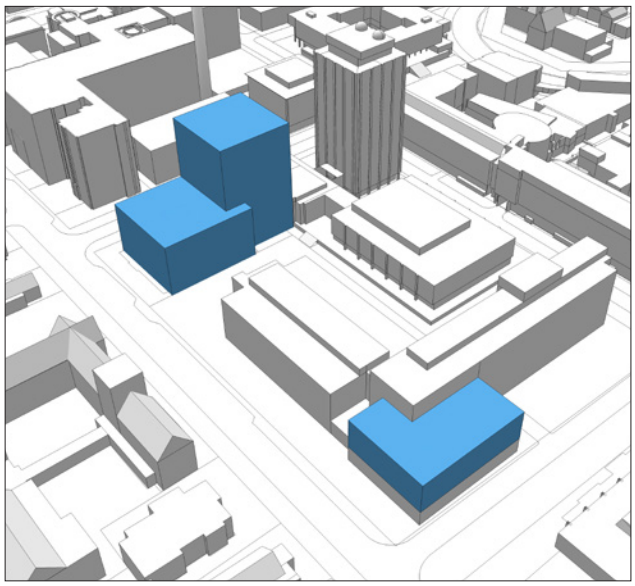
View northwest from St. George Street and Russell Street

View north into the Davenport Lash Miller Garden

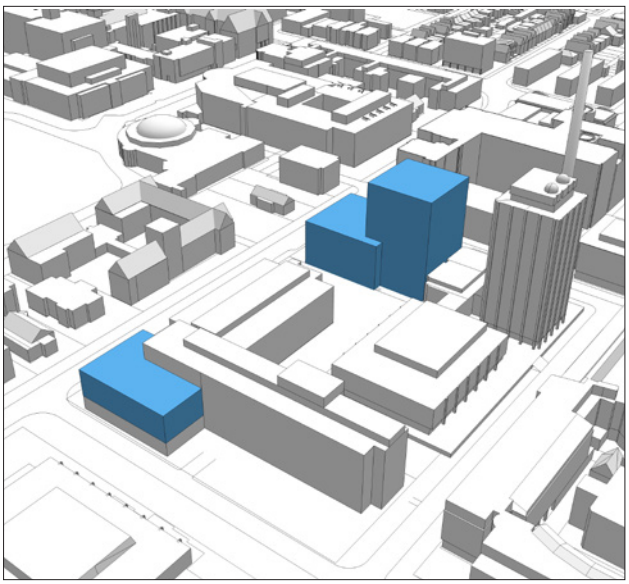
View of parking/service ramp off Russell Street

View south to site along north-south axis of Davenport Lash Miller Garden

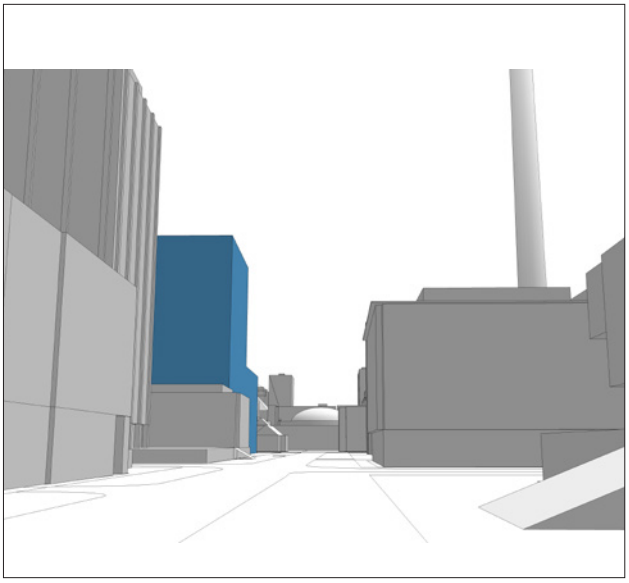
Additional 3D Views (Potential Envelope):



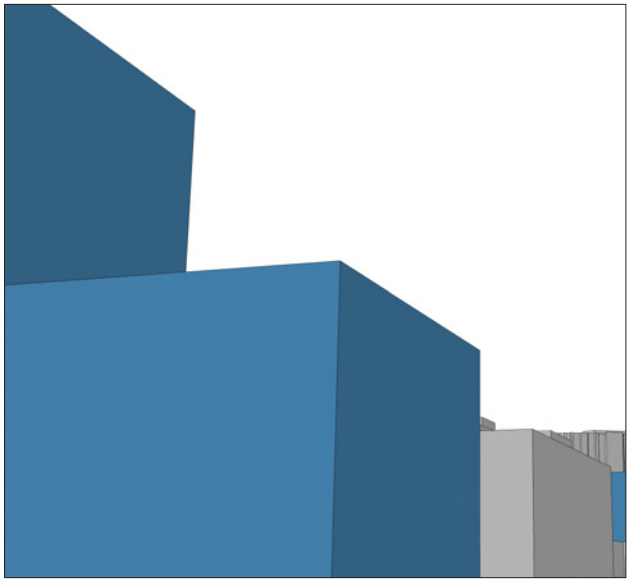
View toward southwest



View toward southeast

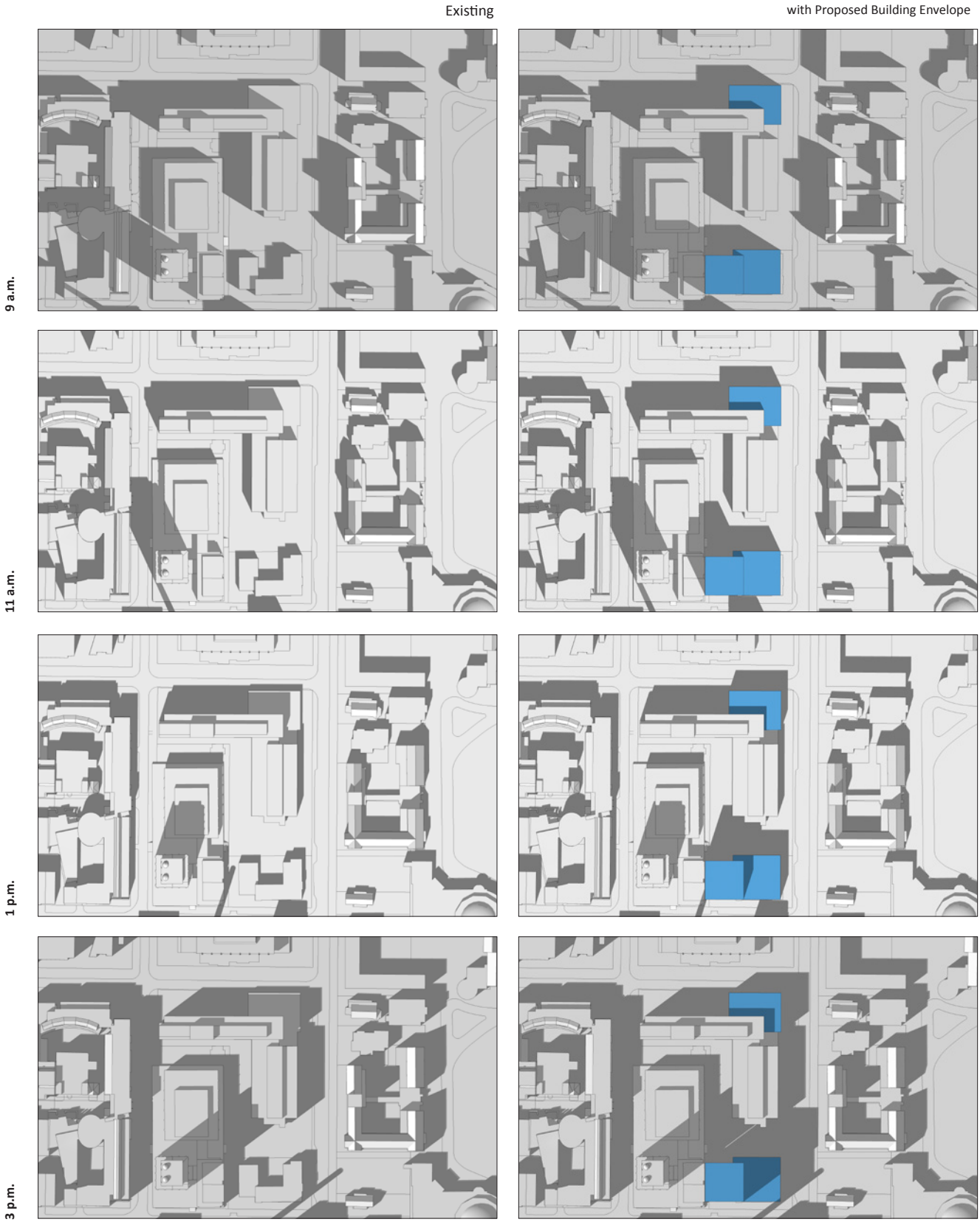


View east along Russell St.



View north on St. George St.

Shadow Study (September 21):



East side of Spadina Crescent

North side of Russell Street

Site Context:

Site B includes two existing, heritage listed buildings: the North Borden Building constructed in 1910, and the South Borden Building completed in 1920. The site was originally home to the City Dairy (later renamed Borden Dairy). The University purchased the property in 1957 to allow for future expansion in order to accommodate a rapidly growing student population.

The buildings' west face takes the shape of Spadina Circle. A signaled crossing was installed to connect Russell Street, the site's southern boundary, to Spadina Circle (1 Spadina Crescent). The Borden development site is bounded on the north side by Bancroft Avenue, a largely pedestrian street.

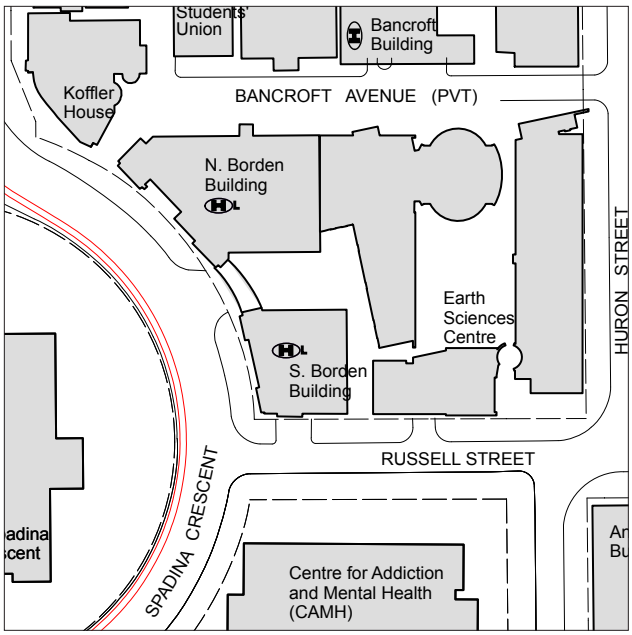
The proposed building envelope is comprised of two key elements: a 3-storey base, the facade of which is proposed to remain at the existing 15m height, and a 17-storey new institutional building that rises behind the South Borden heritage facade. The maximum building height (71m) mediates between the higher existing structures to the south of the site (i.e. CAMH), and the lower ensemble of buildings that make up the Earth Science complex, and, by locating the tower portion to the south, maintains the low scale profile along Bancroft Avenue.

Development of this site will complete the final phase of the Southwest Campus Earth Sciences Sector, originally planned in the early 1980s to address sciences, natural resources and the environment. Although construction on the site was deferred at the time, it has always been the long range plan to expand the Sector in this location.

Access to a ground level service area is expected to be maintained off of Russell Street.

SITE B: 563 - 713 Spadina Crescent

Existing Envelope Capacity:



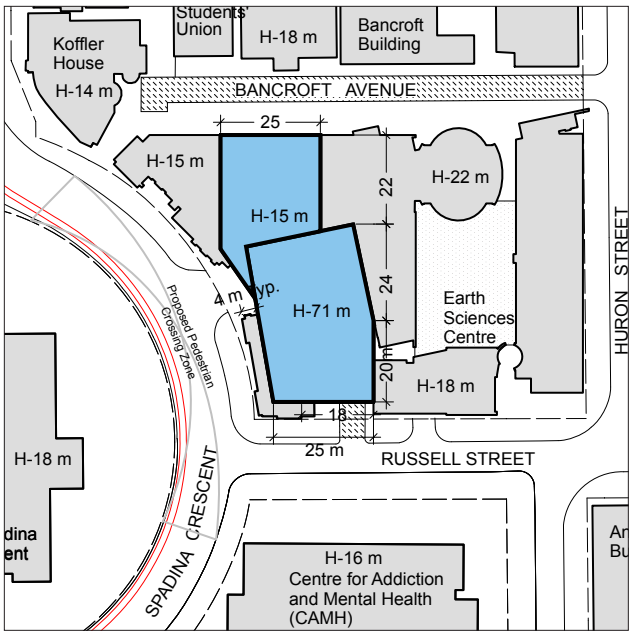
Northeast view

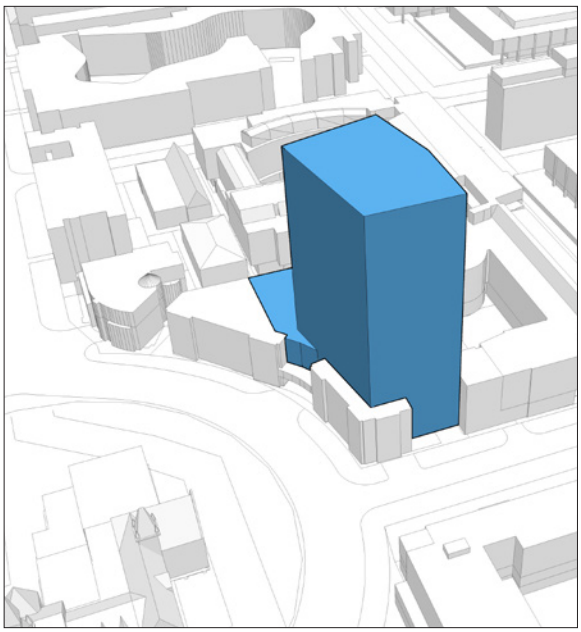
Approved Building Envelope:

No previously approved envelope

Existing Zoning: QT 2.0

Proposed Envelope Capacity:





Northeast view

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:

Proposed Envelope	21,577 gsm
Discounted Envelope:	18,340 gsm
Maximum Height:	71 m

Use Assumptions:

17 floors institutional (14 floors set back above a 3-storey base). Commercial use permitted.

The proposed envelope preserves the existing Spadina Avenue and Russell Street facades to the depth of one building bay for the South Borden Building, and the 3-storey portion of the North Borden Building; the 2nd floor bridge connection between north and south is also preserved. A new 71m envelope rises above a 3-storey base, which matches the existing height, with a set back of 3-4m from the historic facade. The envelope anticipates direct connections with the adjacent Earth Science building to facilitate research sharing and collaboration.

Development Context:

Site Conditions:
- service and loading area must be maintained

Secondary Effects:
- full development of the site will require relocation of current occupants.

Parking:
- no existing parking on site

Servicing:
- servicing of the new structure will be incorporated from the existing Russell Street access point.

Pedestrian Routes:
- pedestrian connections from Spadina Avenue and Bancroft Avenue should be considered.
- Pedestrian connections between buildings may also be considered between the new structure and the Earth Science Centre adjacent.

Height and Massing:
- the existing three storey Spadina Avenue facade is proposed to be maintained and will form the base of the structure visually.
- set-back from the 3-storey Spadina facade 3-4m, the new structure will rise to a total of 17 storeys.

Open Space:
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Heritage:
- North and South Borden Buildings are listed heritage buildings; main facades to be maintained

Urban Design
- new development should retain the heritage façade to a minimum depth of one bay.
- new development should maintain a low profile along Bancroft Avenue to the north to mitigate shadowing and maintain continuity to the streetscape.
- a pedestrian plaza-type street crossing may be co-ordinated with Site 7, to be located at the northeast quarter of 1 Spadina. The plaza would encompass both sides of the circle between the existing crossing and Bancroft Avenue. It would be a controlled crossing maintaining the existing traffic light on Spadina with an additional signal placed at the Russell Street intersection.

Site Data:

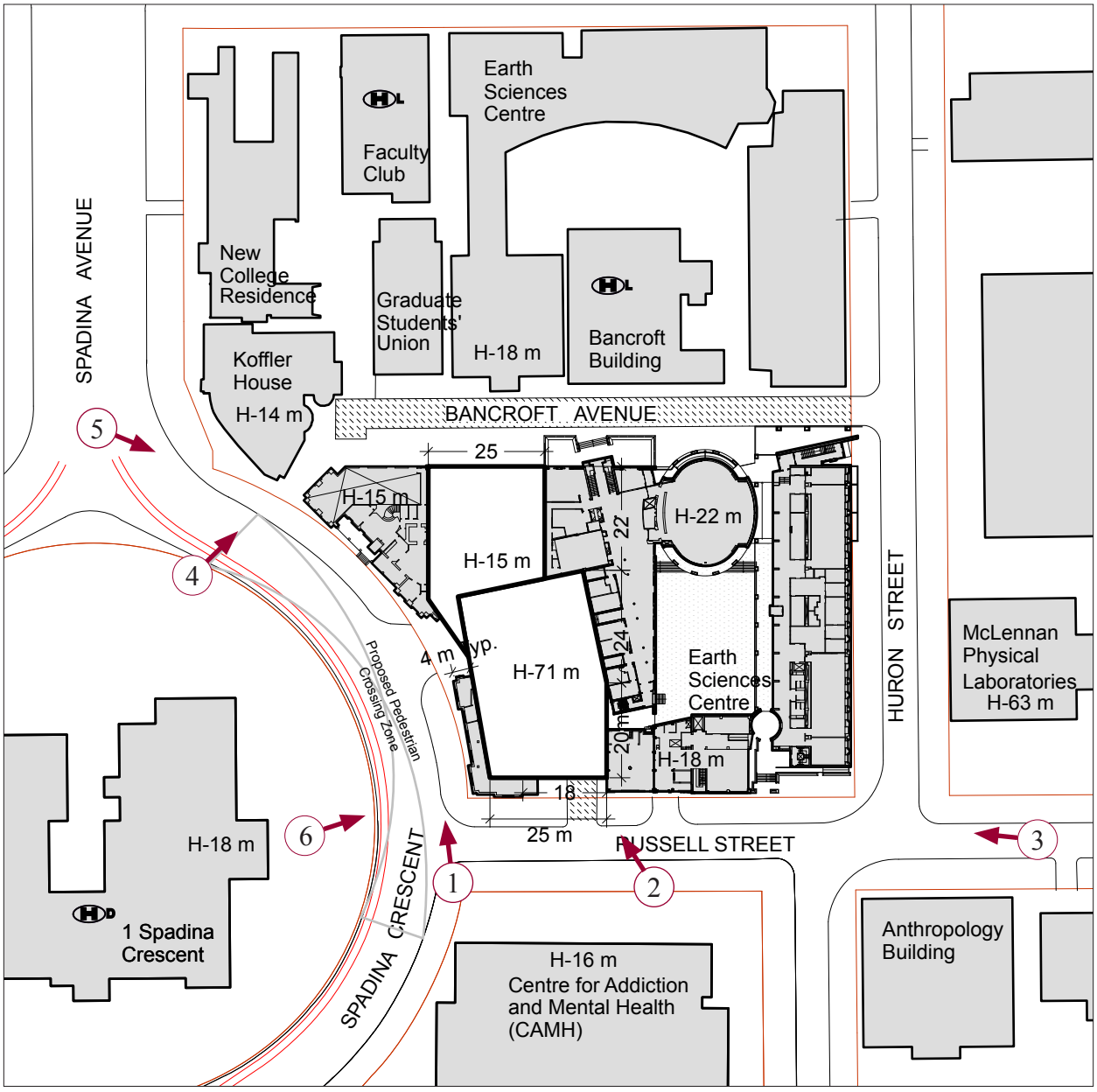
Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
South Borden Building	Building Services, Grounds & Trades	1,042	893
	Centre for Environment	145	145
	Sustainability Office	180	104
	Unallocated Space	386	286
		1,753	**1,428**
		(2,390 gsm)	**(2,036 gsm)**
North Borden Building	Aboriginal Studies	286	
	New College Residence & Food Serv	239	239
	First Nation's House	265	
	Campus Mail Services	176	159
	Building Services, Grounds & Trades	175	123
	Real Estate Operations	36	36
	Unallocated Space	336	335
	Women's Centre	106	
	Student Life Programs	18	
	Human Resources Department	43	
		1,680	**892**
		(3,538 gsm)	**(1,602 gsm)**
	TOTAL Site Area (nasm)	**3,433**	**2,320**
	(Gross Area)	**(5,928 gsm)**	**(3,638 gsm)**

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	18,340
	(below grade):	3,698 (assumes 2 storeys)
less Area to be Demolished:		3,638
Net Site Increase:		18,400 gsm

Context Plan with Proposed Envelope:



Proposed Envelope

Existing Building

Heritage Building (Listed)

Service/Pedestrian Walkway

City Setback/Property Line

Heritage Building (Designated)

Photo marker #

Note: Bridge connection between North and South Borden Buildings to remain

Site Photos:

Spadina frontage of existing Borden Buildings

South Borden Building frontage and service lane off Russell St.

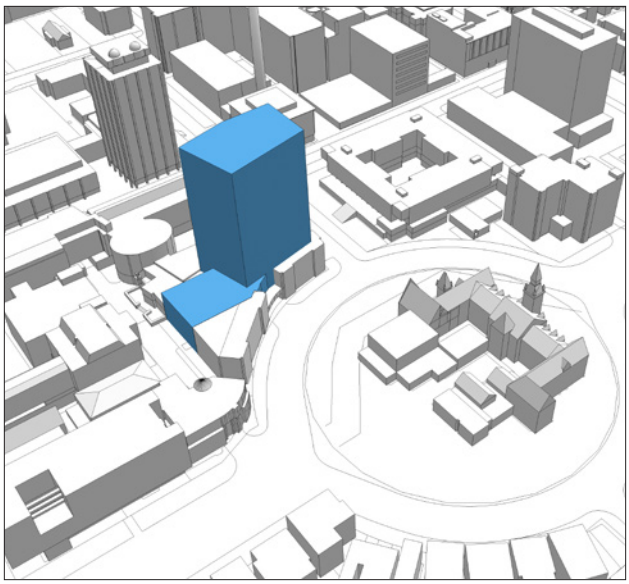
View west along Russell St. toward 1 Spadina Cres.

View east to Bancroft Avenue at north edge of site

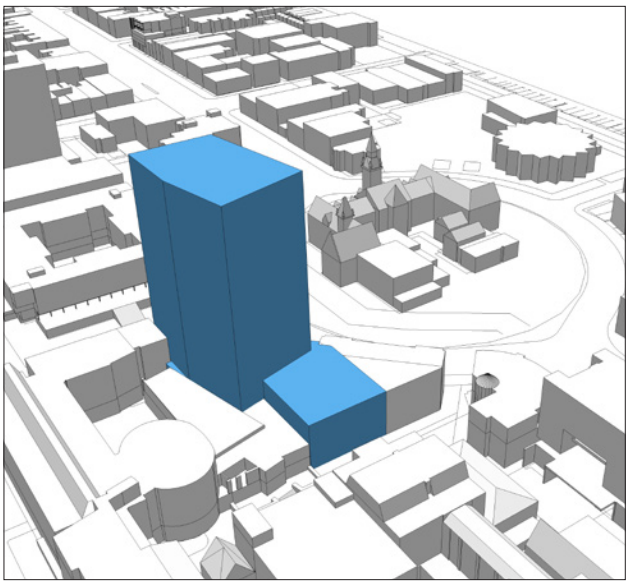
View east to site from 1 Spadina Cres.

View from 1 Spadina Cres. toward Russell St.

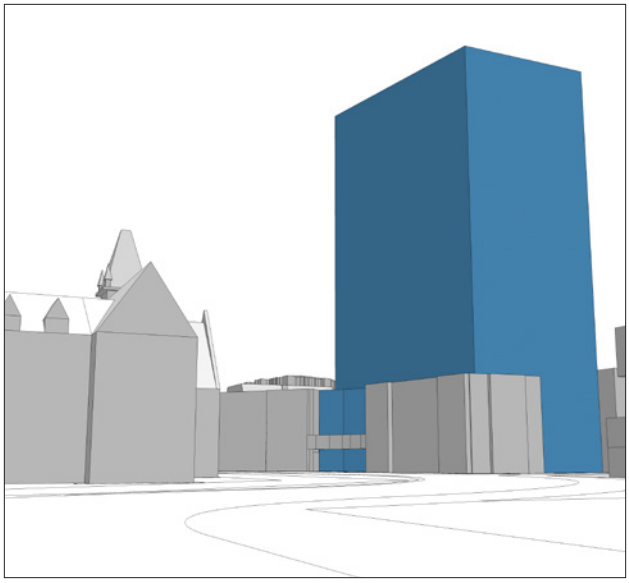
Additional 3D Views (Potential Envelope):



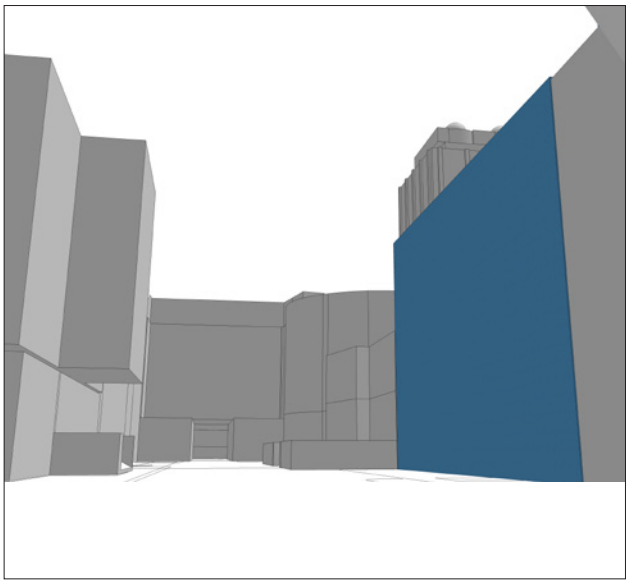
View toward southeast



View toward southwest; 1 Spadina Crescent beyond



View north from Spadina



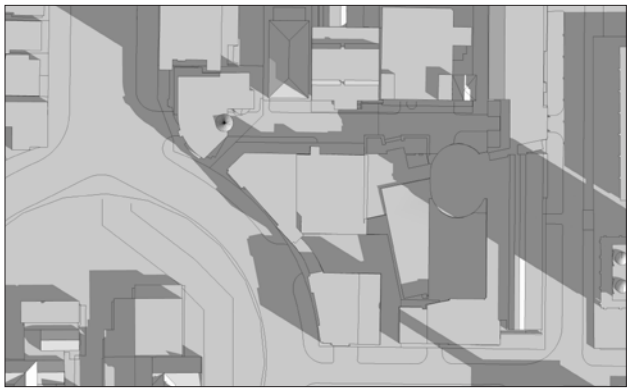
View east along Bancroft

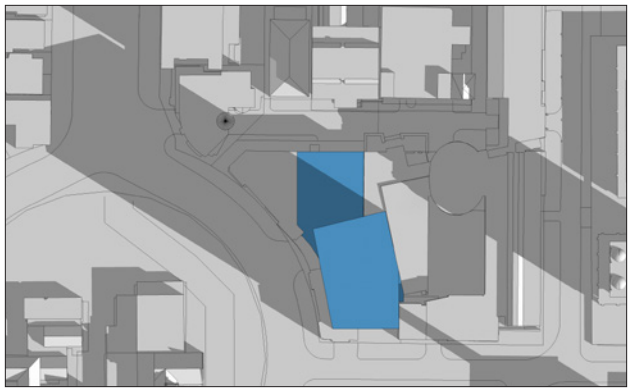
Shadow Study (May/September 21):

Existing

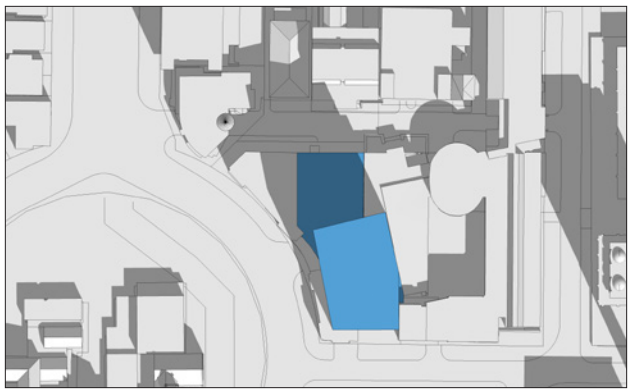
with Proposed Building Envelope

9 a.m.





11 a.m.



1 p.m.

3 p.m.

East side of Huron Street

South side of Russell Street

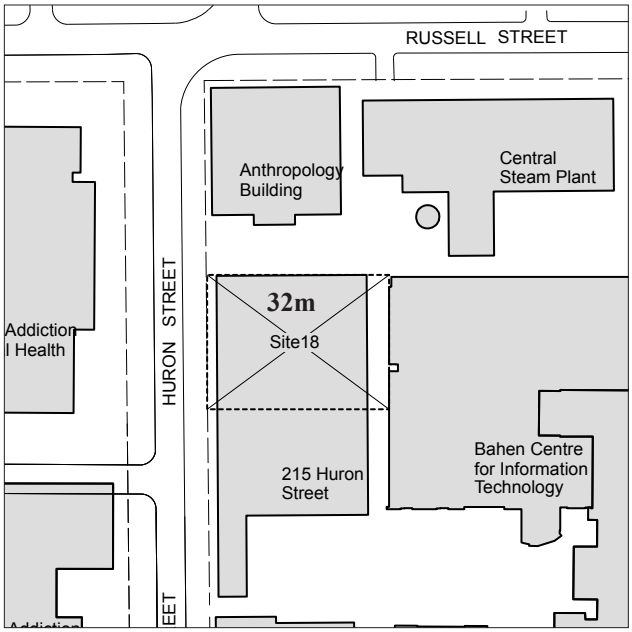
Site Context:

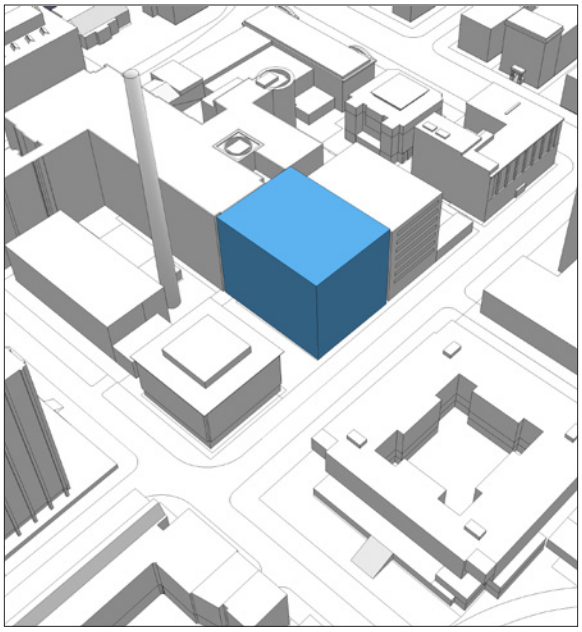
Site C encompasses much of the western portion of the block bounded by Huron Street to the west, Russell Street to the north, and 230 College Street to the south. The site currently includes two existing structures: 215 Huron Street, a 10-storey academic and administrative office building with a single storey trades workshop and service area at its northern end; and the Faculty of Arts and Science Anthropology building at 19 Russell Street. Recent minor renovations to each building will extend their useful life for 10-15 years. However, it is not financially viable to maintain the existing structures in the long term.

The site area occupied by the existing trades workshops at 215 Huron has existing development permissions remaining from Site 18. The majority of Site 18 was developed to accommodate the Bahen Centre for Information Technology (BCIT). A ramp to the BCIT parking garage borders the site to the south with access off Huron Street north of 230 College Street. Physical connections between the BCIT and the proposed envelope are anticipated. Development may occur in phases as existing buildings are vacated over time.

SITE C: 215 Huron Street & 19 Russell Street

Existing Envelope Capacity:





Southeast view

Existing Site (Remaining Site 18):

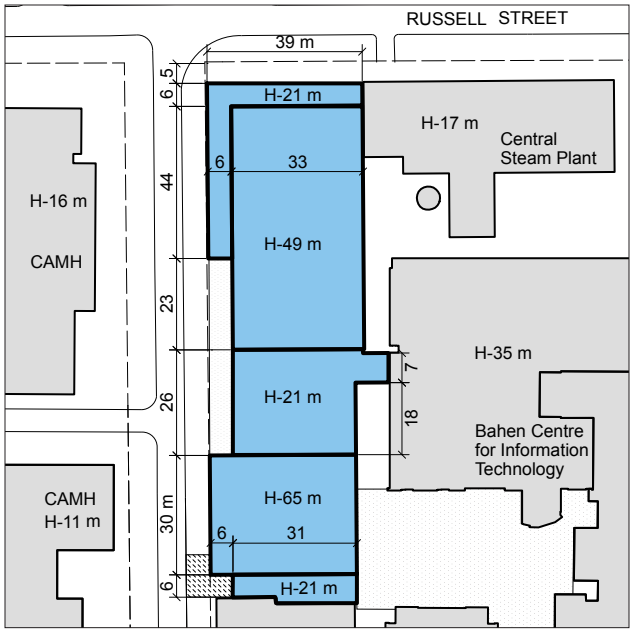
Existing Site Occupancy:	52,537 gsm	(49,752 BCIT, 2795gsm remaining Site 18)
Approved Envelope:	37,240 gsm	(1,400gsm/floor x 8 floors = 11,200gsm remaining envelope capacity)
Discounted Envelope:	31,655 gsm	(9,520gsm remaining envelope capacity)
Maximum Height:	32 m	

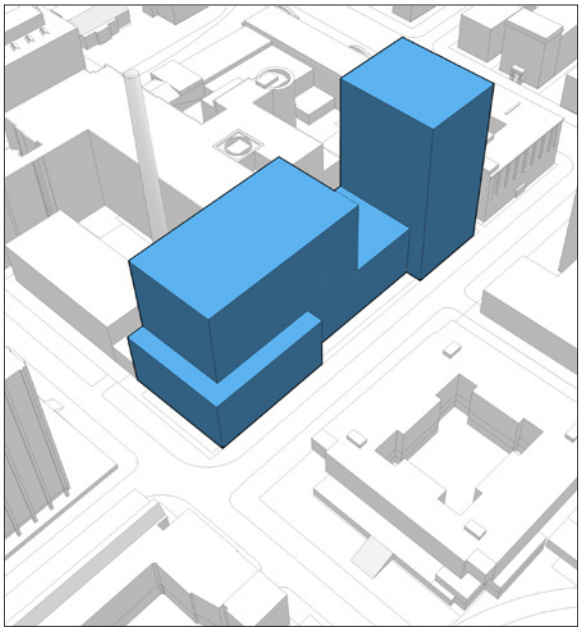
Use Assumptions:
Institutional uses including classroom, laboratory and low service uses.

Proposed Site C (Remaining Site 18, 215 Huron Street, 19 Russell Street):

Existing Site Occupancy:	17,660 gsm	(11,505gsm-215 Huron + 6,155gsm-19 Russell)
Existing Height:	22 m	(19 Russell Street)
	32 m	(215 Huron Street)
Approved Zoning:	Q T2.0	

Proposed Envelope Capacity:





Southeast view

Proposed Building Envelope:

Existing Site Occupancy:	17,677 gsm
Proposed Envelope:	47,800 gsm
Discounted Envelope:	40,630 gsm
Maximum Height:	65 m

Use Assumptions:

12- and 16-storey institutional use;

Existing buildings at 215 Huron Street and 19 Russell Street will be demolished for full site development.

The proposed envelope maintains much of the remaining approved Site 18 envelope and extends these permissions north to Russell Street and south to 230 College Street. The northern portion of the site allows for an envelope with set-backs of 6m at 21m, and then rises to 12 storeys (49m). A 65m tower is proposed for the south end of the site. A lower winter garden/atrium element (21m) provides transition between the two towers. This atrium space also provides for a possible internal connection to the BCIT atrium.

Development Context:

Secondary Effects:
- all occupants of 215 Huron and 19 Russell Street will require relocation.

Parking:
- 12 by-law parking spaces currently exist on site and may have to be relocated or be included in an underground parking garage.
- underground parking garage may be located on site and may accommodate by-law parking spaces lost due to development of other properties.
- existing parking ramp access located immediately south of 215 Huron Street must be maintained.

Servicing:
- loading and servicing requirements for BCIT and the University steam plant located on Russell Street east of the site will require consideration as part of this project.

Pedestrian Routes:
- interior pedestrian pathway through BCIT from St. George Street may be extended through site to improve pedestrian circulation in the Sector.

Height and Massing:
- 12-story structure steps back 6m at 21m at north end of site.
- 16-storey institutional structure located at south end of site.
- winter garden/atrium element will provide transition between the two structures.

Open Space:
- landscaped forecourt to be located mid-block on axis with BCIT pedestrian 'street' to provide open space amenity.
- the City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Accessibility:
- new construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- introduction of landscaped forecourt and interior winter garden space should become the focus of the ground level.
- introduce east-west pedestrian connections through site, and work with the City to achieve streetscape improvements on Huron Street including paving, landscaping and lighting components.

Site Data:

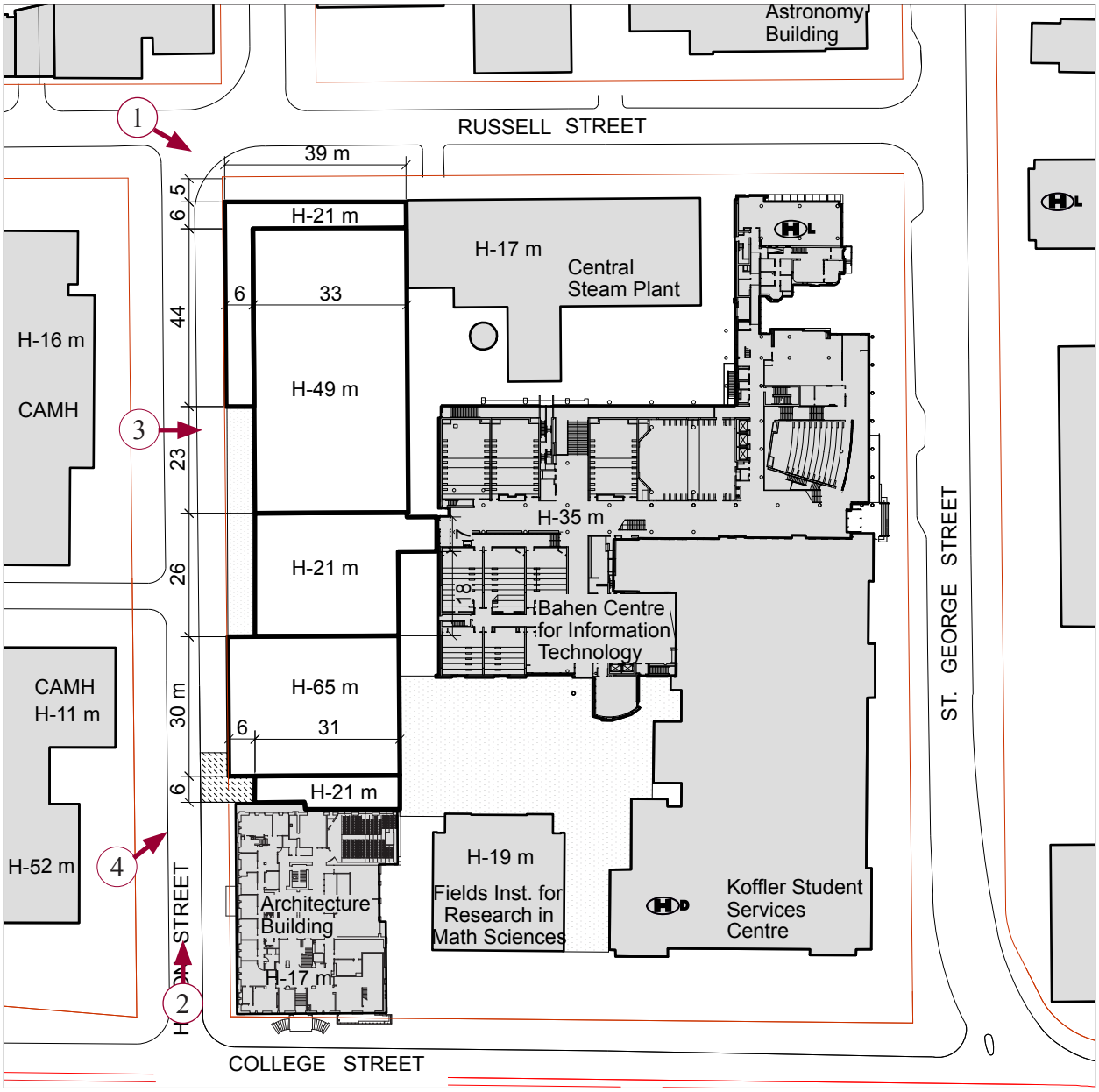
Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
19 Russell St	Dean's Office Arts & Science	16	
	Anthropology, Dept of	3,420	
	Archaeology Centre	75	
	Art, Dept of	37	
	OSM Classroom Inventory	118	
	Buildings & Grounds	20	
	Unallocated Space	24	
		3,711 (6,156 gsm)	**3,711 (6,156 gsm)**
215 Huron	Accessibility Services	164	
	Building Services, Grounds & Trades	2,319	
	Environmental Health & Safety	285	
	Financial Services	757	
	Human Resources & Equity Department	995	
	I+TS	996	
	Mathematics, Dept of	469	
	Procurement Services	184	
	Property Management	52	
	Real Estate Operations	126	
	Students For Barrier-Free Access	48	
	Unallocated Space	517	
	Utilities & Building Operations	87	
	VP - Business Affairs & CFO	84	
		7,073 (11,521 gsm)	**7,073 (11,521 gsm)**
	TOTAL Site Area (nasm) (Gross Area)	**10,784 (17,677 gsm)**	**10,784 (17,677 gsm)**

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	40,632
	(below grade):	3,778 (assumes 1 storey)
less Area to be Demolished:		17,677
Net Site Increase:		26,733 gsm

Context Plan with Proposed Envelope:



Proposed Envelope

Existing Building

Heritage Building (Listed)

City Setback/Property Line

Courtyard/Forecourt

Service/Parking Access

Heritage Building (Designated)

Photo marker

Site Photos:

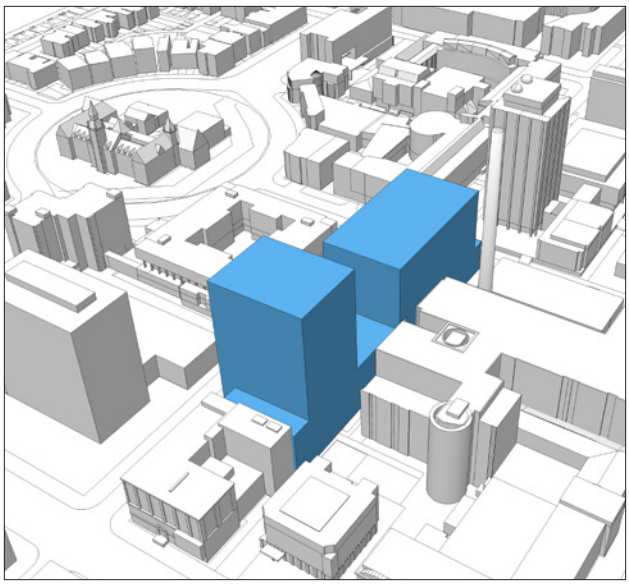
19 Russell St. looking south on Huron Street

215 Huron looking north on Huron Street

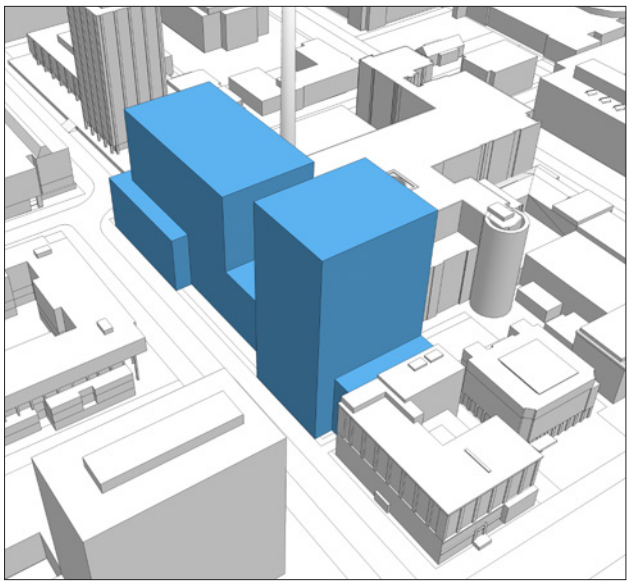
View of remaining Site 18 (1-storey workshops at 215 Huron Street); BCIT beyond

Parking entrance and service lane between 230 College Street and 215 Huron Street

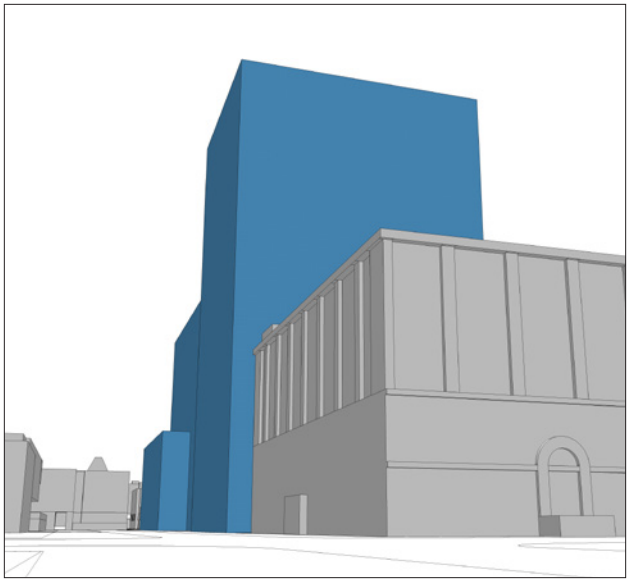
Additional 3D Views (Proposed Envelope):



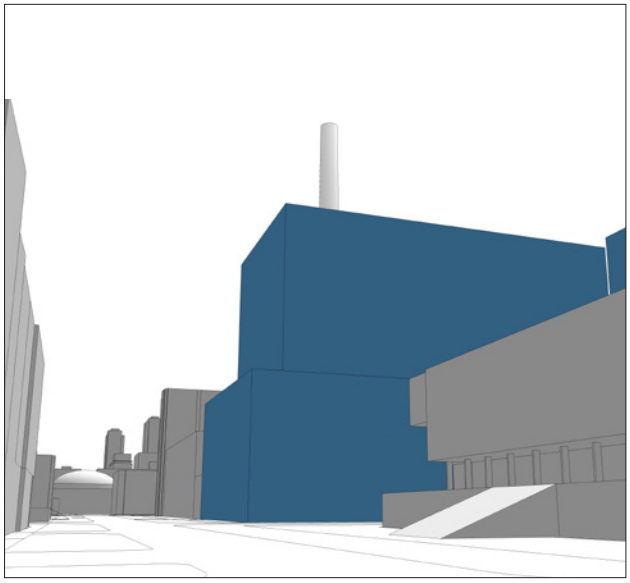
View toward northwest



View toward northeast



View north on Huron Street; 230 College Street in front



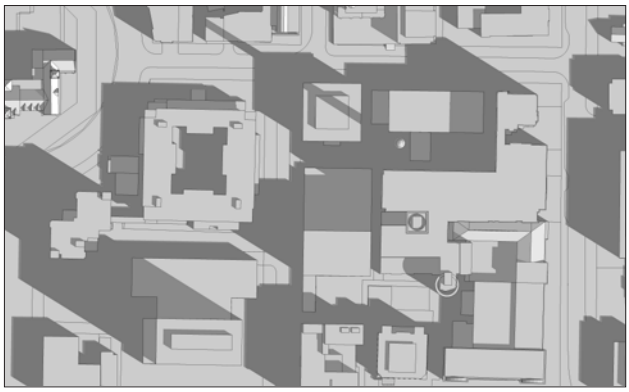
View east along Russell Street; CAMH in front

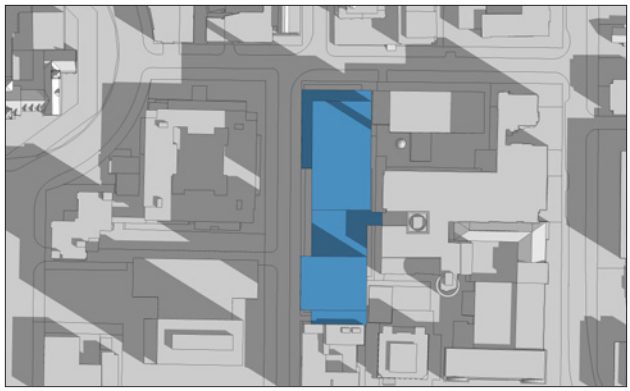
Shadow Study (September 21):

Existing

with Proposed Building Envelope

9 a.m.





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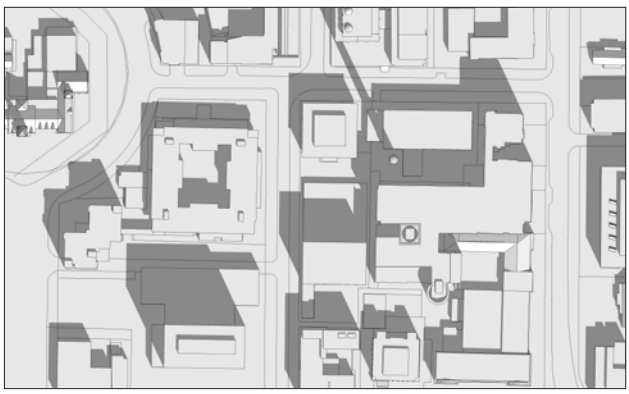

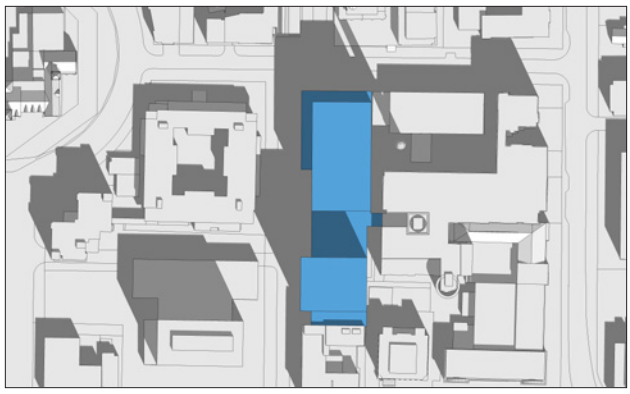

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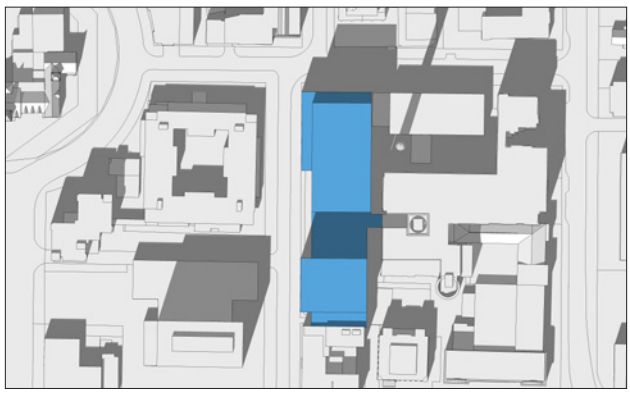

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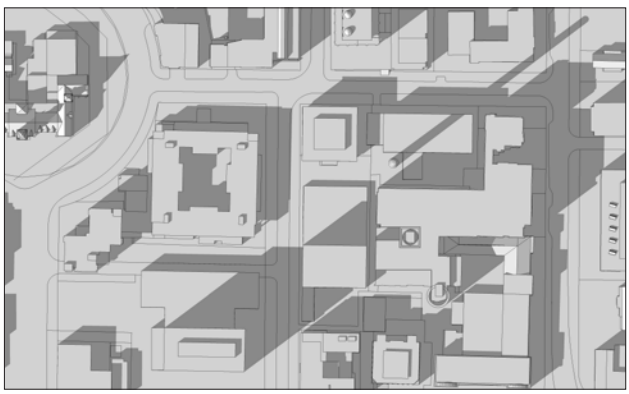
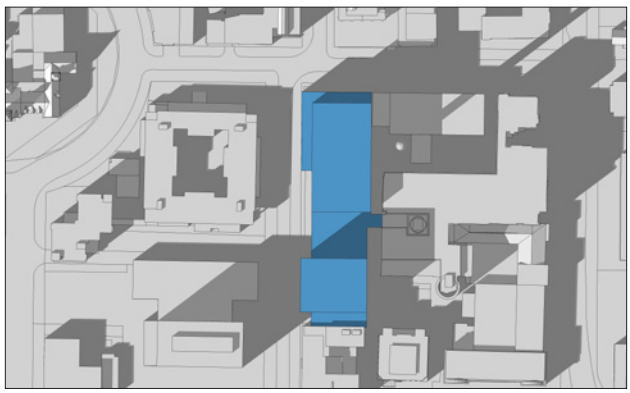




South side of Harbord Street

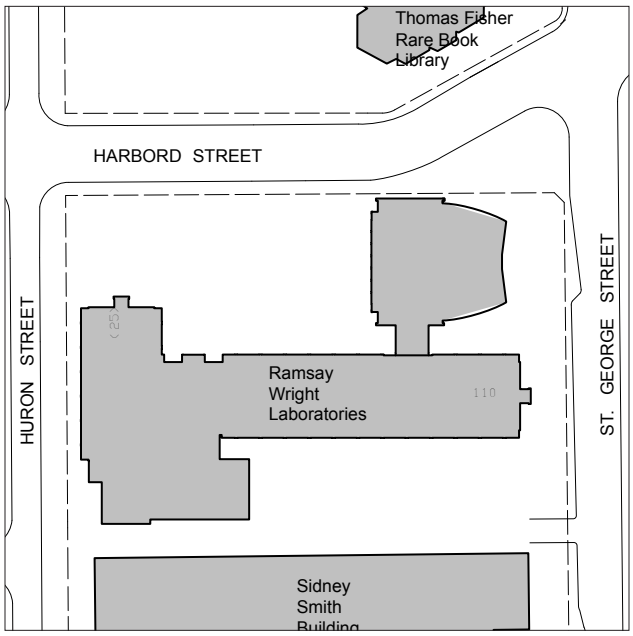
Site Context:

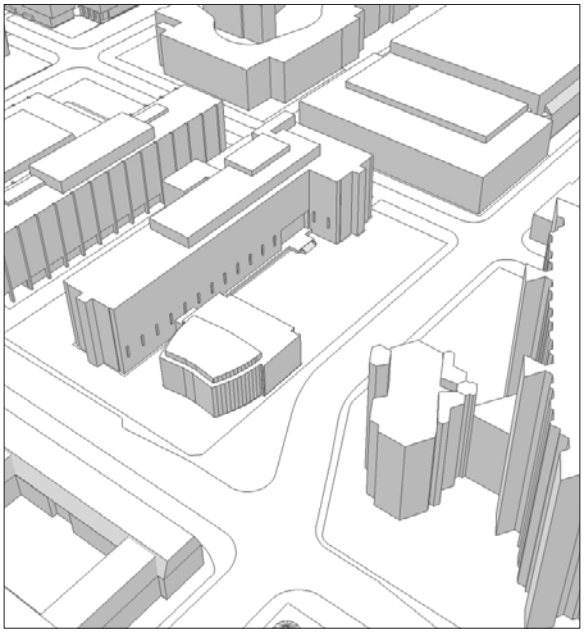
Site D is located directly north of the Ramsay Wright Laboratories building on Harbord Street in the block bounded by St. George Street and Huron Street. Recognizing the prominence of the site at the centre of campus, and its adjacency to the most robust of campus buildings (Robarts Library), a significant envelope has been proposed in this location.

A 7-storey envelope allows for the continuation of existing program matching the existing Ramsay Wright Laboratories building in height and floor level. The envelope extends north to bring the main address and building entry to the street, and provides an opportunity to enliven the streetscape with programming at ground level. The envelope anticipates an atrium/winter garden connection between the new structure and the existing Ramsay Wright building. At the eastern edge of the site an 81m tower is proposed. The tower is situated such that it minimizes shadowing to the green space immediately north along Harbord Street, while providing a structure of landmark significance at this important location on campus. The existing single level lecture theatre 'pavilion' located at the intersection of St. George and Harbord Streets could be demolished to accomplish this envelope, or maintained as a podium.

SITE D: 25 Harbord Street

Existing Envelope Capacity:



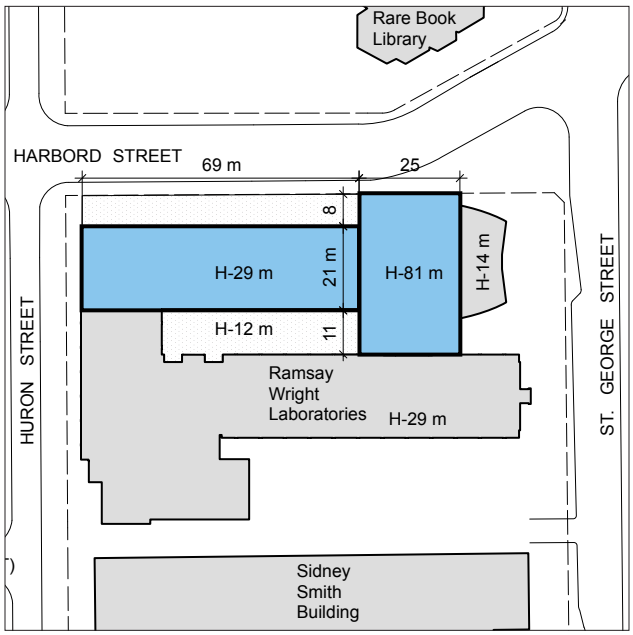


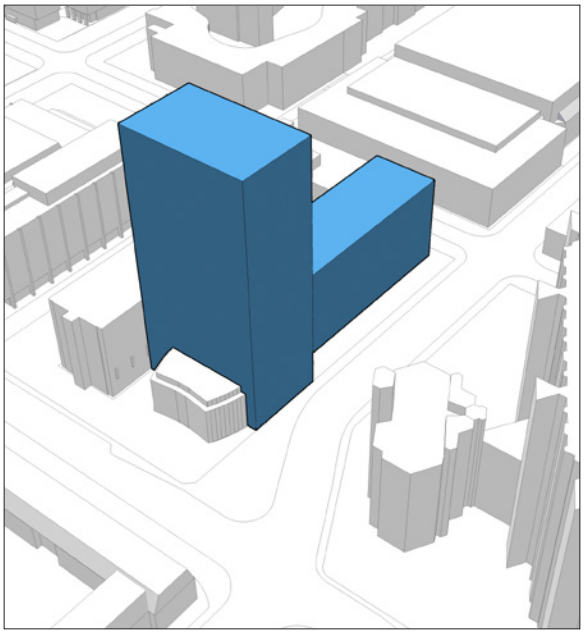
Southwest view

Existing Site:

No previously approved envelope

Proposed Envelope Capacity:





Southwest view

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proprosed Building Envelope:

Existing Envelope:	1,922 gsm	(Ramsay Wright pavilion building only)
Proposed Envelope:	30,680 gsm	
Discounted Envelope:	26,080 gsm	
Maximum Height:	81 m	

Use Assumptions:

7 and 20 floors institutional space

The proposed envelope may require partial or full demolition of an existing one-storey pavilion building in order to build a new significant structure at the view terminus of Harbord Street. The proposed envelope includes a 7-storey base, with a 20-storey tower roughly in line with the Thomas Fisher Rare Book Library to the north of the site. The site may be constructed in phases.

SITE D: 25 Harbord Street

Development Context:

Site Conditions:
- existing mature trees located at west end of site

Secondary Effects:
- disruption to existing occupants during construction and tie-in of structure
- demolition of pavilion will requre relocation of classroom facilities

Parking:
- no existing parking on site

Servicing:
- to be expanded in existing location

Pedestrian Routes:
- building located along the street edge may provide a more pedestrian friendly environment both with respect to microclimate and programmatically. Ground floor programming of new construction is recommended to enliven street level.

Height and Massing:
- proposed base matches existing building height
- site proposes a landmark 81m tower visible from Harbord, and St. George Streets
- development envelope massing minimizes shadow impacts on open space surrounding Robarts Library north of Harbord Street.

Open Space:
- significant open space to be reintegrated into site within winter garden/atrium space
- the City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Accessibility:
- new construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- introduce active at-grade uses and consider the design of courtyard/other defined open space
- introduce a new Harbord streetscape design that may be extended from Spadina Avenue to St. George Street.

Site Data:

Existing Site Occupancy (above and below grade)

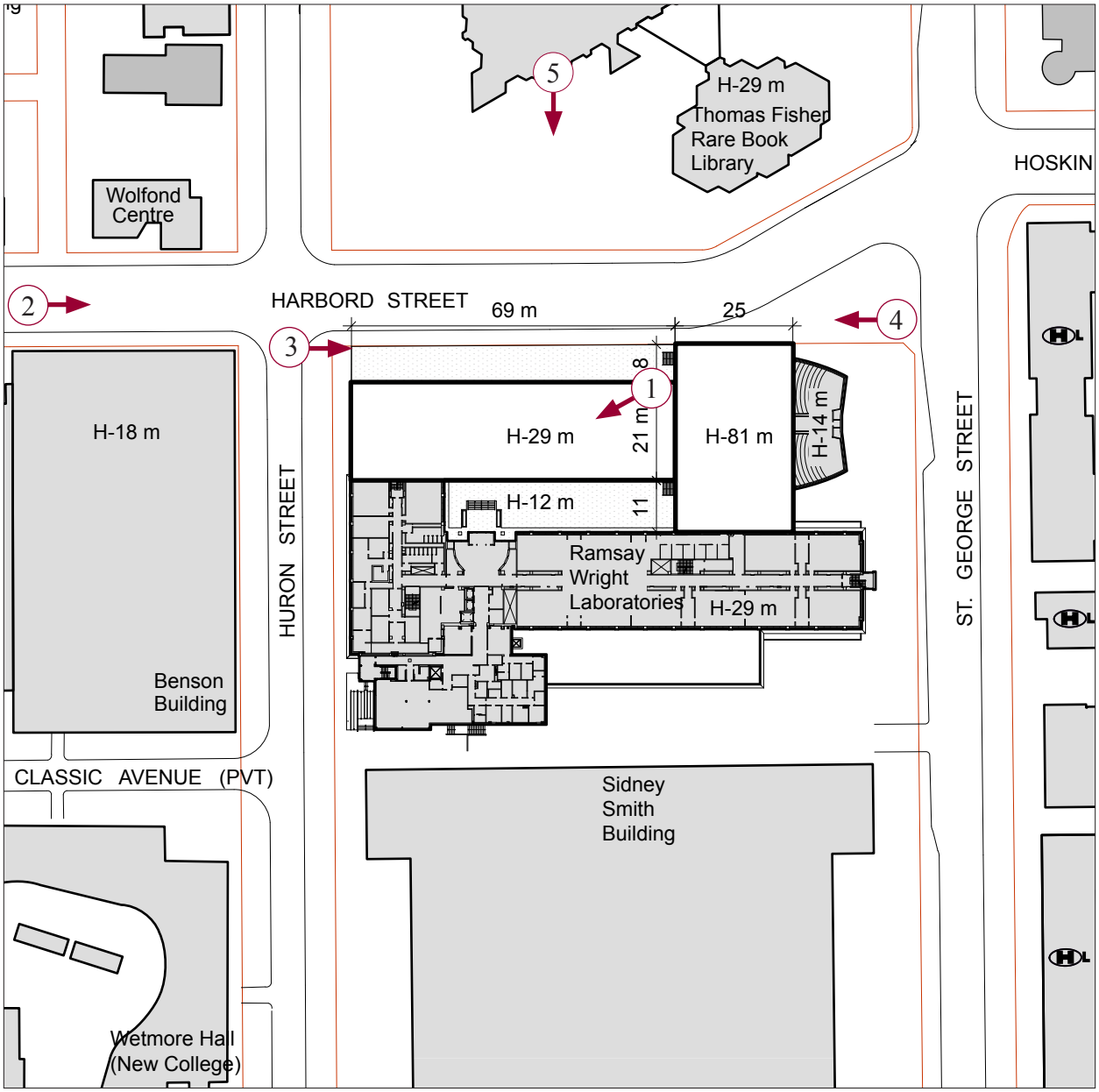
Building	Department	Area (total)	(to be demolished)
Ramsay Wright	Dean's Office Arts & Science	1,065	
	Computing in Humanities & Social Sci	372	184
	Ecology&Evolutionary Biology, Dept	4,753	457
	Psychology, Dept of	1,526	
	Cell & Systems Biology, Dept of	5,891	249
	Building Services, Grounds & Trades	30	
	OSM Classroom Inventory	601	404
	TOTAL Site Area (nasm)	**14,239**	**1,294**
	(Gross Area)	**(25,067 gsm)**	**(1,922 gsm)**

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	26,080
	(below grade):	2,500 (assumes 2 storeys)
less Area to be Demolished:		1,922
Net Site Increase:		26,658 gsm

SITE D: 25 Harbord Street

Context Plan with Proposed Envelope:



Site Photos:

Partial view of site looking southwest

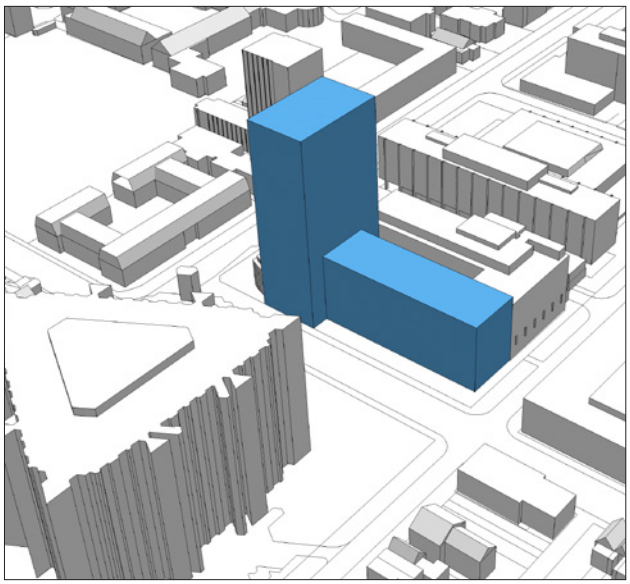
View from Spadina east along Harbord Street

View of development site looking east

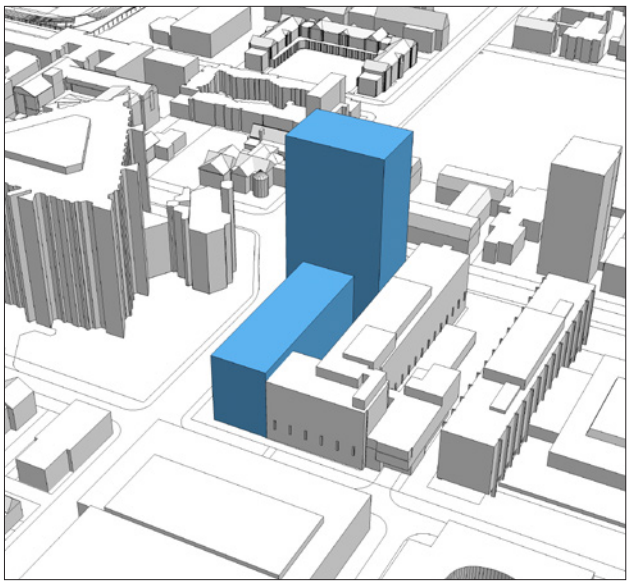
View north on St. George Street

View of site looking south from Robarts Library

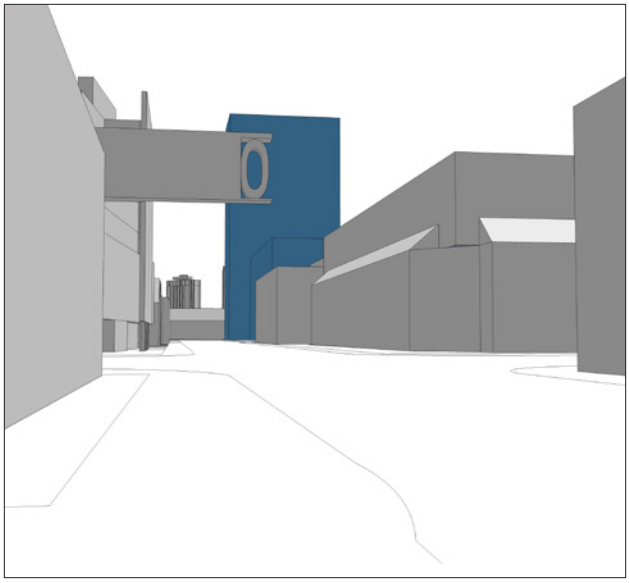
Additional 3D Views (Proposed Envelope):



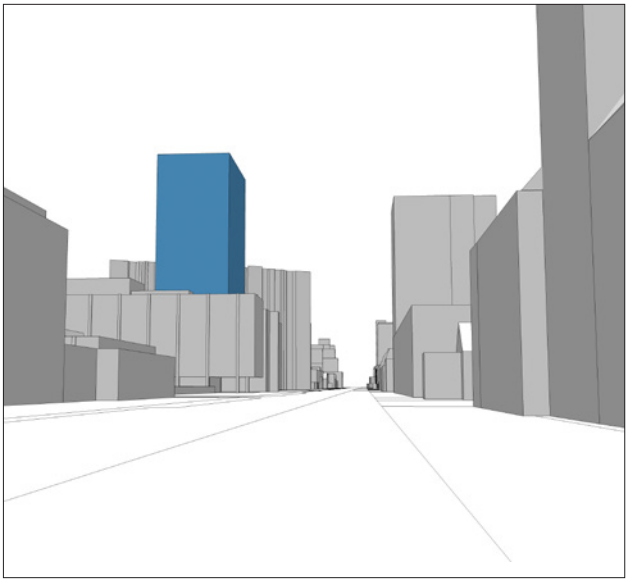
View toward southeast



View toward northeast



View east along Harbord Street from Spadina intersection



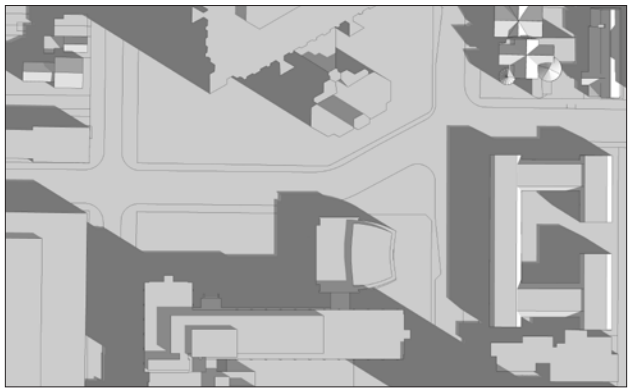
View north on St George Street

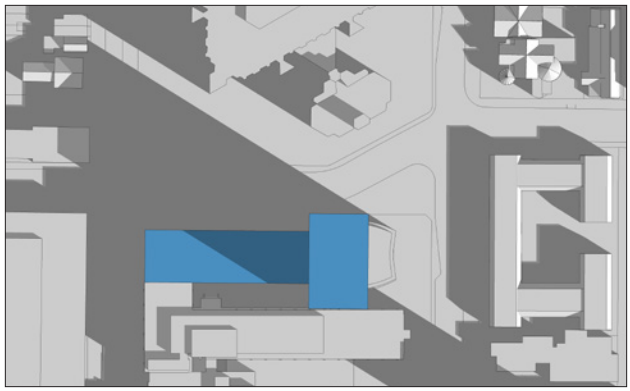
Shadow Study (September 21):

Existing

with Proposed Building Envelope

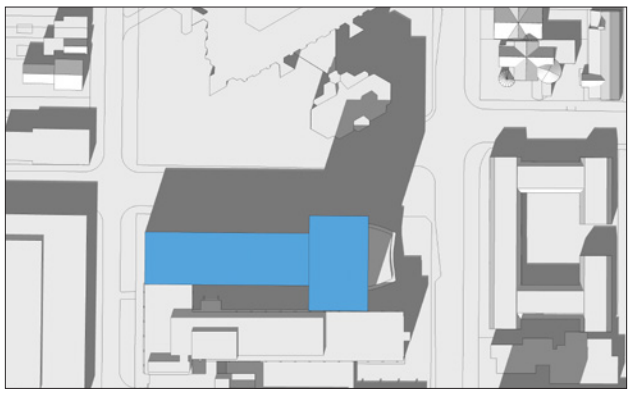
9 a.m.





11 a.m.

1 p.m.



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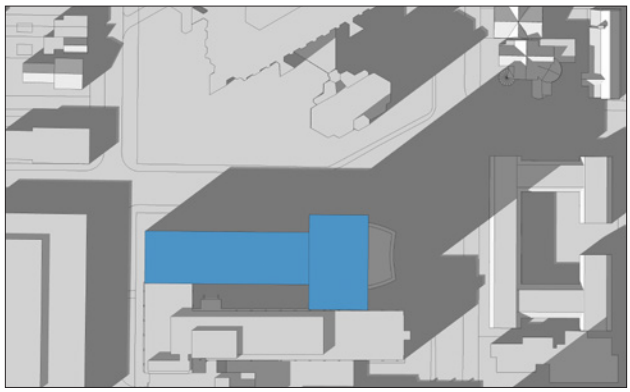
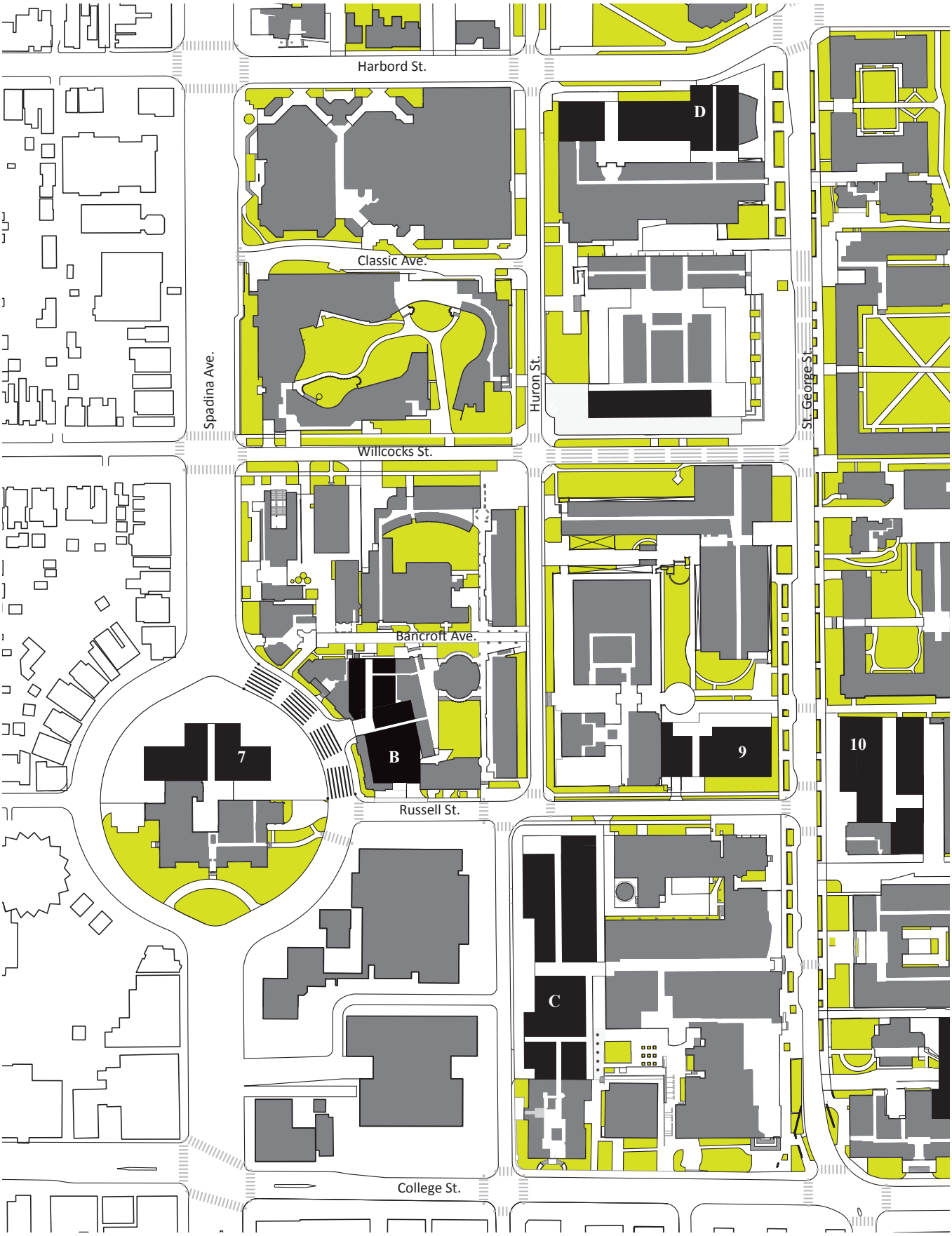


Southwest Sector Summary



Pedestrian Circulation Plan (Nolli) with Development Sites

Development sites provide more than expansion capacity for the University. Shown in black, these sites provide opportunity to extend and build on pedestrian routes throughout the campus improving and providing a superior environment for pedestrians. Opportunities for linkages indoors and out are proposed through this diagram to illustrate possibilities through development within this sector.

Site C offers an improved connection with a proposed extension of the existing BCIT interior atrium; and a parallel interior connection between the existing exterior courtyard and Huron Street. Potential to increase through-building connections to and from the east campus is also illustrated with all sites in the Sector.

Development on these sites provide the possibility for sheltered pedestrian connections between College Street and King's College Circle by adding interior 'streets' through Sites C and Site 9a.

The Plan indicates the majority of development in this sector clustered around Russell Street, with main entry points to Sites 7 and Site 10 located at either end. Russell Street may be a location for streetscape improvements in light of its future prominence and increased volume of foot traffic.

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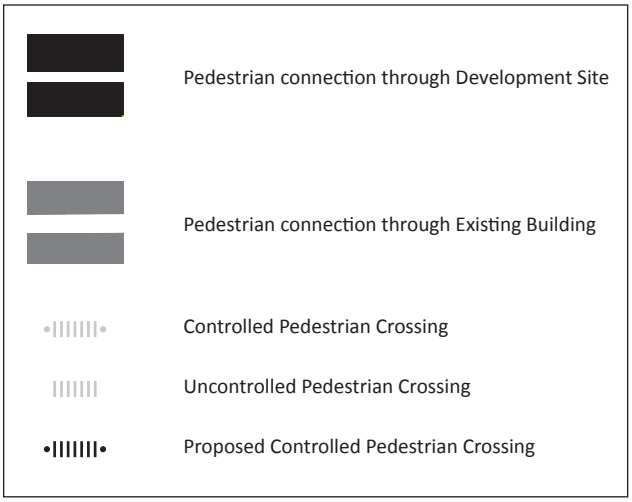
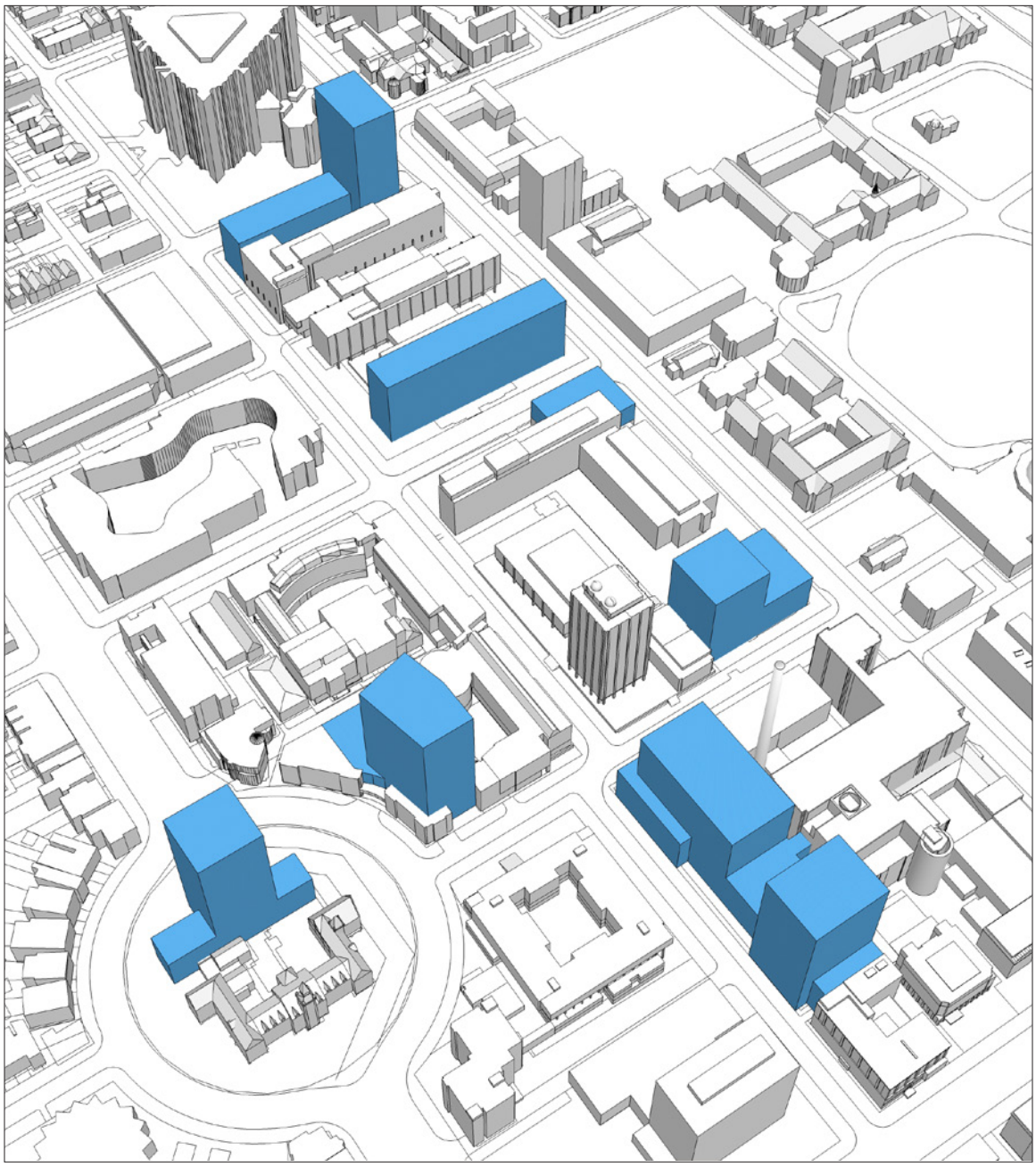


Southwest Sector Proposed Sites

Development sites proposed for the Southwest Sector of the St. George campus allow for the expansion of institutional program along the western boundary of the campus. Each site provides opportunities to knit together existing program and buildings and a rationalization of servicing, while providing opportunity for new and improved open space and pedestrian scale connections.



SW Sector Proposed Envelopes

Southeast Sector

Introduction

The nature of the Southeast campus has changed significantly since the initial approval of the University of Toronto Part II Plan was implemented. Four sites identified for development have been constructed:

Site 15 (Taddle Creek) - Terrence Donnelly Centre for Cellular and Biomolecular Research (CCBR)
Site 15 (Queen's Park) - Leslie L. Dan Pharmacy Building
Site 20 - Morrison Pavilion at the Gerstein Science Information Library
Site 22 - Morrison Hall Residence, University College

Development of these key sites has had a transformative impact on the Southeast Sector, with a new focus on Scientific Research, Engineering and Medicine (CCBR and Pharmacy), while providing additional amenity to the undergraduate and graduate populations with supplementary residence space and high quality study-space.

Streetscape and pedestrian improvements undertaken within the Sector, as identified in the 1999 *Investing in the Landscape* document, have included those along King's College Road between College Street and Galbraith Road, and two pedestrian connections between King's College Circle and St. George Street each which have been redesigned with street and sidewalk paving, landscaping and improved lighting. The entrance to King's College Road at College Street has been formally introduced as a gateway to the University with new gates, signage and landscaping.

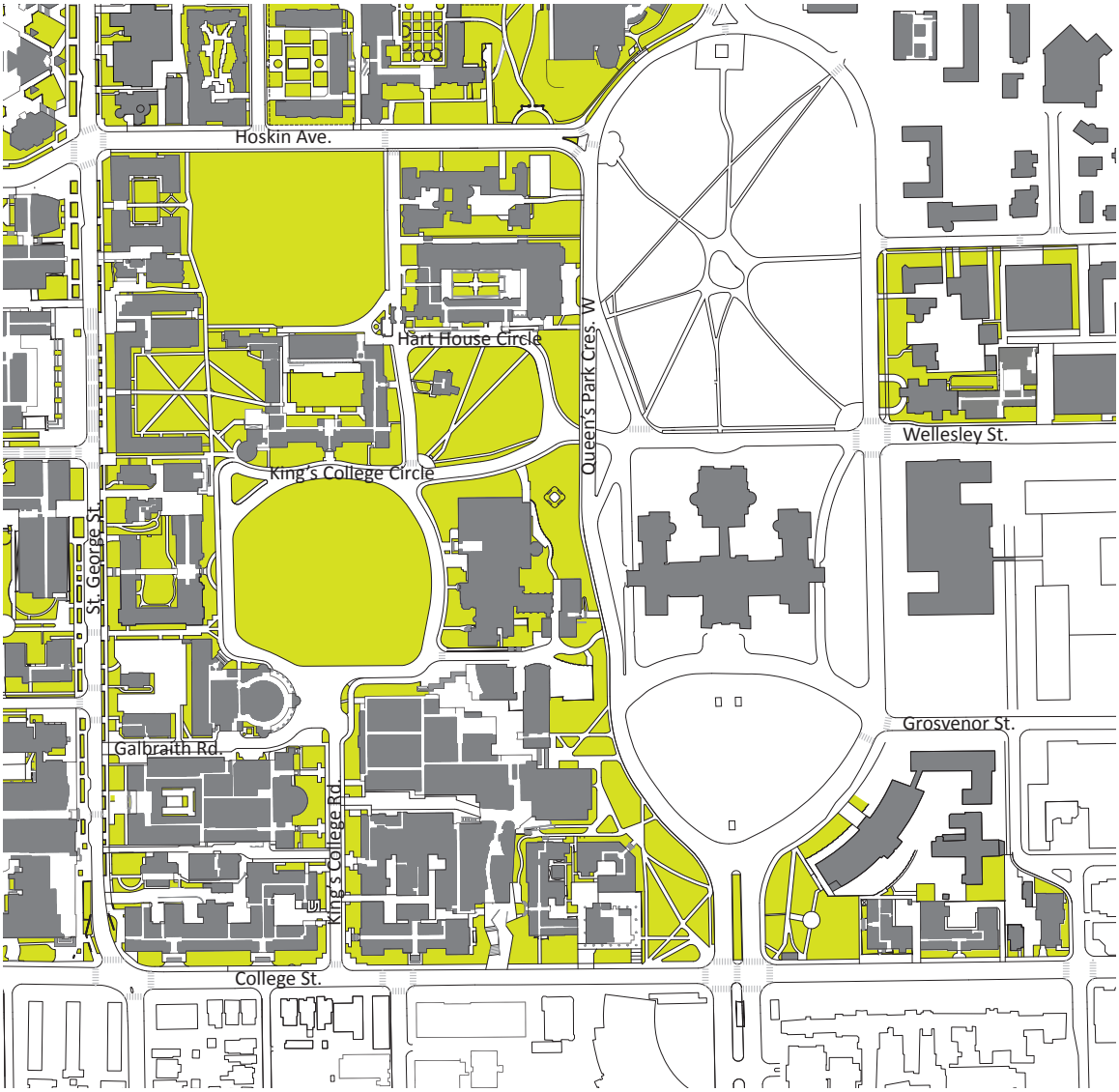
Immediately south of the officially defined University of Toronto Area are properties recently acquired by the University including the newly renovated Health Science Building (155 College) and the University Exam Centre and Capital Projects and Real Estate offices (255 McCaul Street). Development in this sector of campus provides opportunities for closer links to these off-campus properties and others such as 500 University and Faculty of Dentistry, as well as the hospital corridor running south along University Avenue.

Functionally related non-University activity has also flourished in the vicinity of the Southeast Sector over the past decade. The MaRS complex at the southeast corner of University Avenue and College Street is a notable example of new development and how new construction can be married with existing heritage structures. It has functional connections to the University sector and is a central component of the Discovery District where it is located.

Sites remaining within the Southeast Sector provide opportunity to build upon the success of the past decade and further grow the University within the Sector. No additional sites are proposed within this sector.

Pedestrian Circulation Plan (Nolli) of the Sector

The nolli plan below shows major routes through buildings that connect the exterior pedestrian environment with the interior. It illustrates existing patterns of pedestrian circulation throughout the southeast campus quadrant. Notable are the many interior and exterior path connections that make this sector of campus easy and pleasant to traverse.



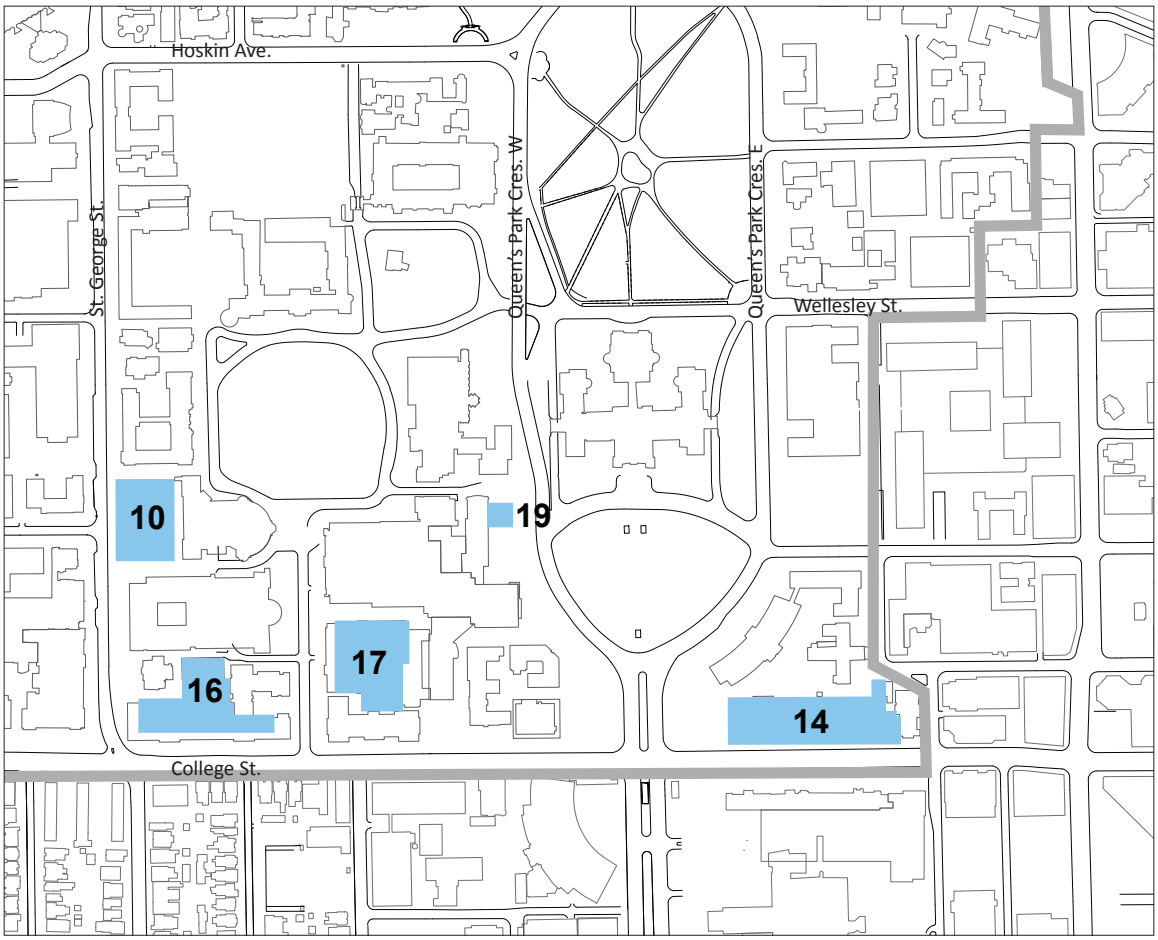
Southeast Sector area 'nolli' plan

Opportunities and Challenges

The Southeast sector is identifiable as the historic centre of campus with its large green spaces, quadrangles, vistas and heritage buildings. The sector meets the City at its College Street and Queen's Park Crescent edges with new and welcoming structures such as the CCBR and the Leslie L. Dan Pharmacy Building and with landscape and gateway gestures at King's College Road and St. George Street. Immediately south and east of the sector is the Discovery District research park where a concentrated mix of research, finance and business interests are co-located and maintain strong ties with the University of Toronto and its affiliated teaching and research hospitals. Within this setting, opportunities will be presented and challenges faced as the remaining development sites are addressed. Most significant are the following:

1. Implement final stages of *King's College Precinct Plan* thereby improving the public realm to provide a superior environment for pedestrians.
2. Ensure that development sites provide pedestrian linkages indoors and out.
3. Extend cross-campus pedestrian pathways to link existing with new.
4. Create new landscaped open spaces and related amenities in concert with new building projects.
5. Draw from success of CCBR for integration of heritage structures with new construction.
6. Work with the City to reduce parking within the quadrant, supporting the City's autominimization policy through the introduction of alternate means of transportation to the community.
7. Promote safe pedestrian crossings between the central and east campus.

Area Plan



Area plan with Southeast Sector development sites

Remaining approved development sites and propsed new sites in the Sector include the following:

Existing (Approved) Sites:

Site 10	47-55 St. George Street
Site 14	88-112 College Street
Site 16	200 College Street
Site 17	5 King's College Road
Site 19	14 Queen's Park Crescent W.

Additional (Proposed) Sites:

There are no new sites proposed in this sector.

East side of St. George Street

Site Context:

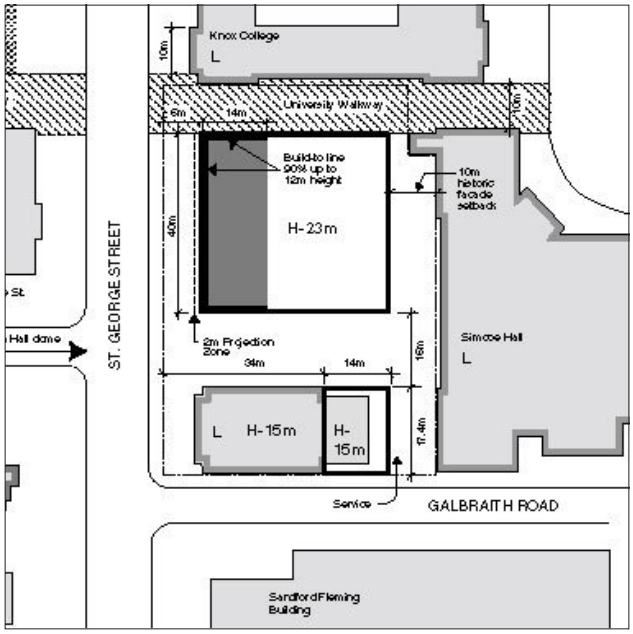
Site 10 is located on the east side of St. George Street, at the termination of Russell Street. Currently the site contains two buildings at 45 and 49 St George and a 96-space parking lot. Demolition of 49 St. George Street is permitted as part of the existing development envelope.

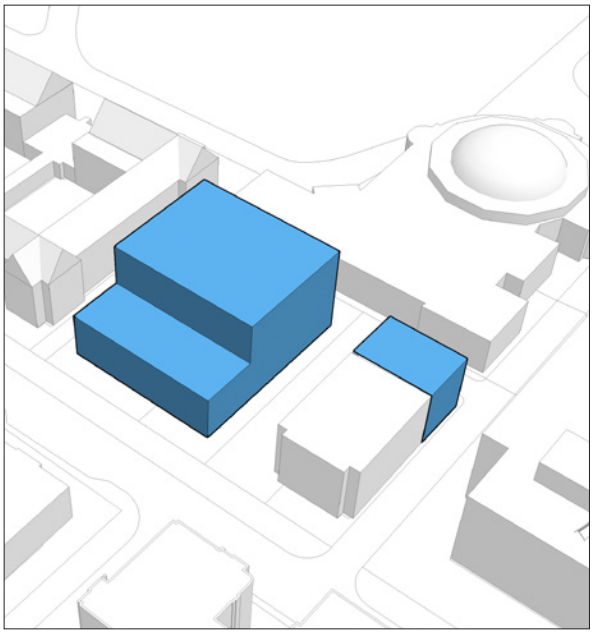
The site is situated among three heritage buildings: Simcoe Hall immediately to the east, the Physical Geography Building at 45 St. George Street at the southern end of the site, and Knox College to the north at 59 St. George Street. 45 St. George Street was relocated to its present location from the site of the Galbraith Building during the time of its construction. Between Knox College and the northern site border is an important east-west pedestrian walkway, constructed as part of the Open Space Master Plan, connecting St. George Street and Front Campus.

Programmatically, this site is significant for its proximate location to other science and engineering facilities.

A historical pattern of front yard setbacks and the built form rhythm established with the early development of the street for residential use remains evident, although no longer consistently so.

Approved Envelope Capacity:





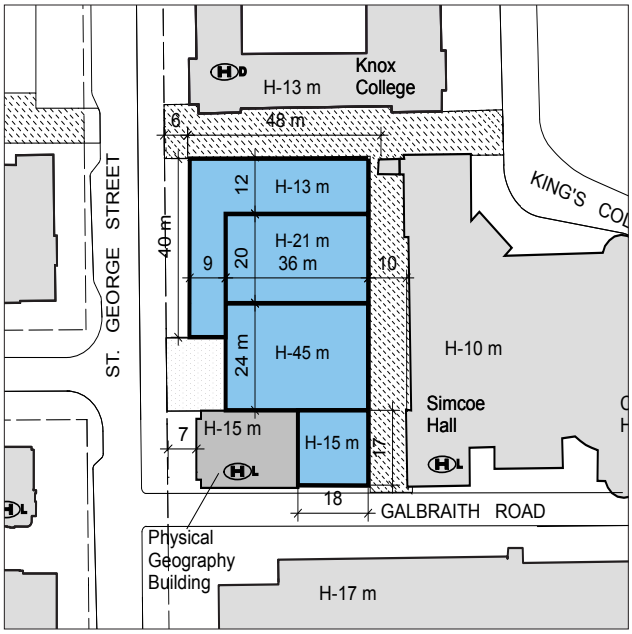
Northeast view

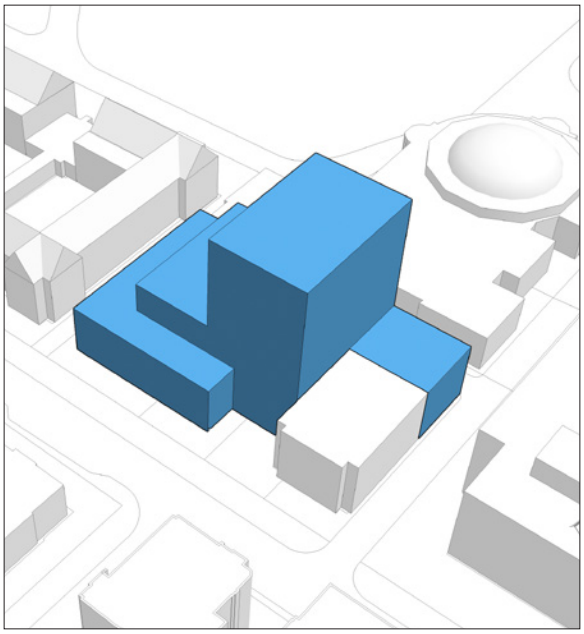
Approved Building Envelope *[City of Toronto By-Law1997-0275]:*

Existing Site Occupancy:	2,739 gsm
Approved Envelope:	10,490 gsm
Discounted Envelope:	8,900 gsm
Maximum Height:	23 m

Use Assumptions:
5 floors institutional use

Proposed Envelope Capacity:





Northeast view

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:

Existing Site Occupancy:	2,739 gsm
Proposed Envelope:	16,670 gsm
Discounted Envelope:	14,170 gsm
Maximum Height:	45 m

Use Assumptions:

Stepped envelope progression from 3 floors at northern edge;
to 5-floor and 11-floor institutional use midblock;
11 floor mid-rise envelope to be located on axis with Russell Street;
4-floor institutional use to abut east face of 45 St. George Street

The proposed envelope steps up from north to south, providing a low envelope immediately adjacent to the landscaped pedestrian walkway. A higher envelope is positioned on axis with Russell Street as a focal point, with an open space entry forecourt facing St. George Street.

SITE 10: 47 - 55 St. George Street

Development Context:

Site Conditions:
- demolition of 49 St. George Street permitted

Secondary Effects:
- relocate existing occupants of 49 St. George Street

Parking:
- 96 existing parking spaces on site to be relocated elsewhere on campus or accommodated within a parking garage accommodated within the development envelope.

Servicing:
- site servicing is anticipated to be located along the eastern edge of site and accessed from Galbraith Road.

Pedestrian Routes:
- existing pedestrian walkway directly north of site to be maintained
- the proposed service lane may also provide pedestrian access

Height and Massing:
- envelope progressively steps back from the Knox College walkway to maintain pedestrian scale.
- 11-floor mid-rise envelope to act as new terminus of view east from Russell Street

Open Space:
- open space forecourt proposed in front of mid-rise envelope immediately north of 145 St. George Street
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:
- listed heritage building at 45 St. George St. (Physical Geography Building) will remain; demolition of the 1-storey addition is proposed.

Accessibility:
- new construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- building design should acknowledge and be compatible in massing and articulation with surrounding heritage buildings, while providing aa prominent view terminus.
- new forecourt at base of building should be in keeping with the St. George streetscape, yet function as a distinctive terminus of Russell Street
- build upon the success of the landscaping along Knox College walkway.

Site Data:

Existing Site Occupancy (above and below grade)

Building	**Department**	**Area** (total)	(to be demolished)
Physical Geography	Geography	**1,150 (1,962 gsm)**	**152 (189 gsm)**
St. George Street - 49	Transitional Year Programme	**408 (787 gsm)**	**408 (787 gsm)**
	TOTAL Site Area (nasm) (Gross Area)	**1,567 (2,739 gsm)**	**560 (976 gsm)**

Area within approved building envelope (gsm)

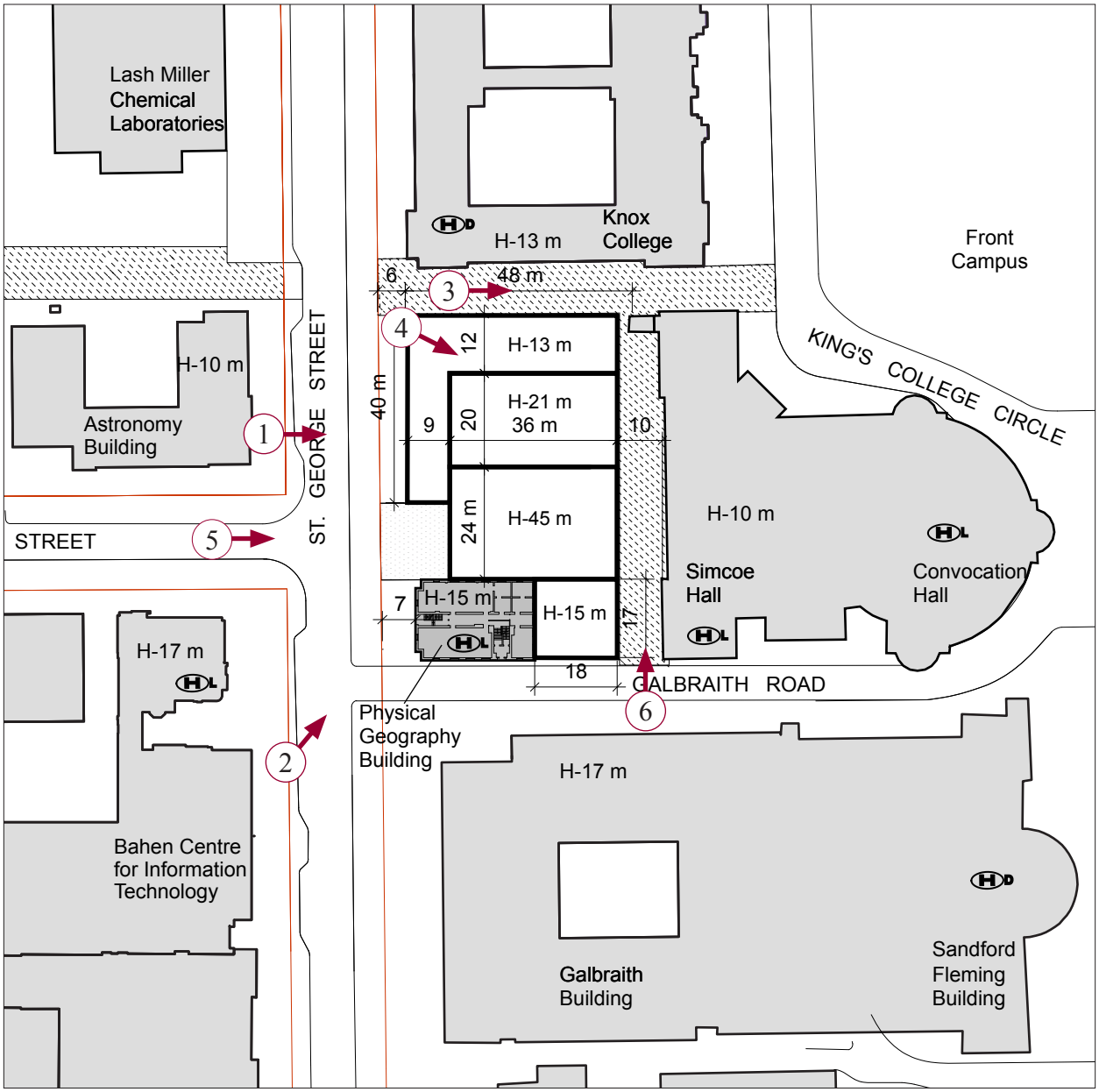
Discounted Envelope:	(above grade):	8,900
	(below grade):	2,044 (assumes 1 storey)
less Area to be Demolished:		976
Net Site Increase:		9,968 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	14,170
	(below grade):	2,335 (assumes 1 storey)
less Area to be Demolished:		976
Net Site Increase:		15,529 gsm

SITE 10: 47 - 55 St. George Street

Context Plan with Proposed Envelope:



Site Photos:

View east to site and 49 St. George Street

Physical Geography Building

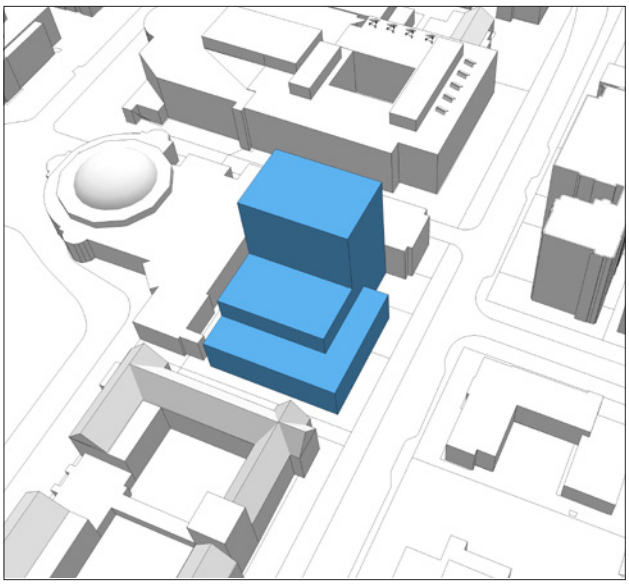
Knox College Pedestrian Walkway

View southeast toward Simcoe Hall

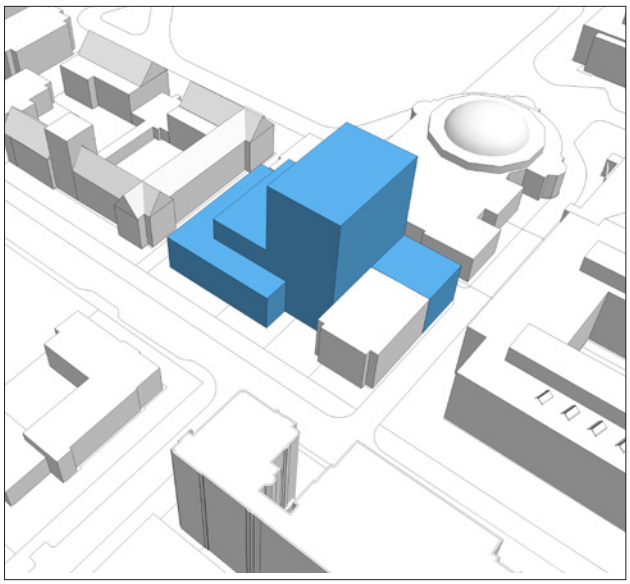
View looking east from Russell Street

View north along eastern site edge to Visitors Centre/Knox College

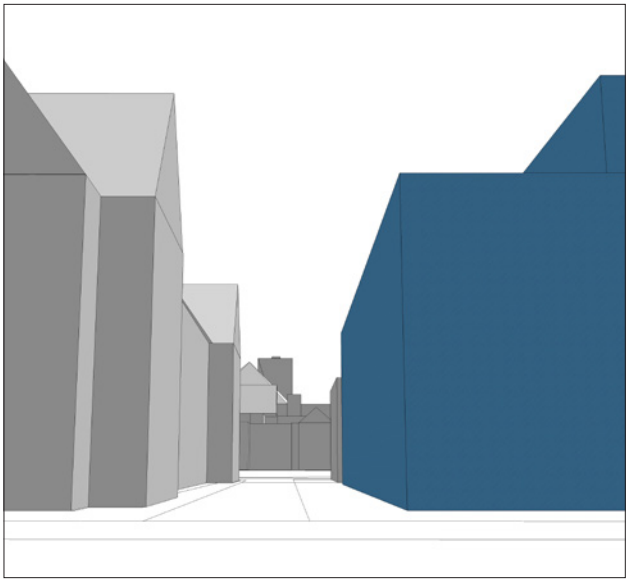
Additional 3D Views (Proposed Envelope):



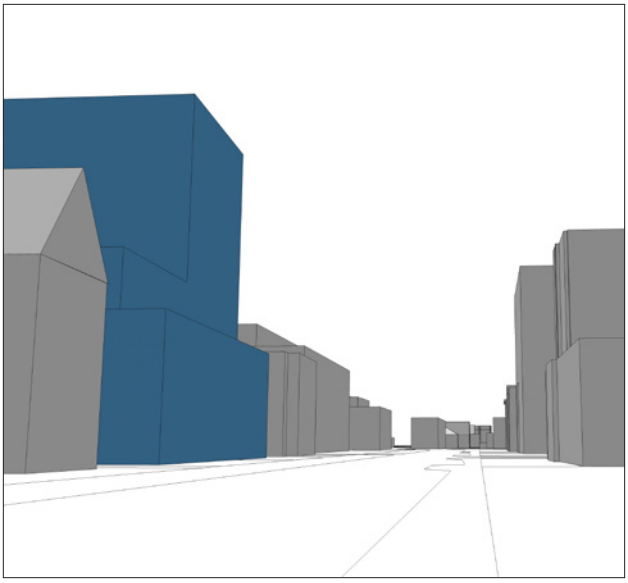
View toward southeast



View toward northeast



View east along Knox College walkway to King's College Circle



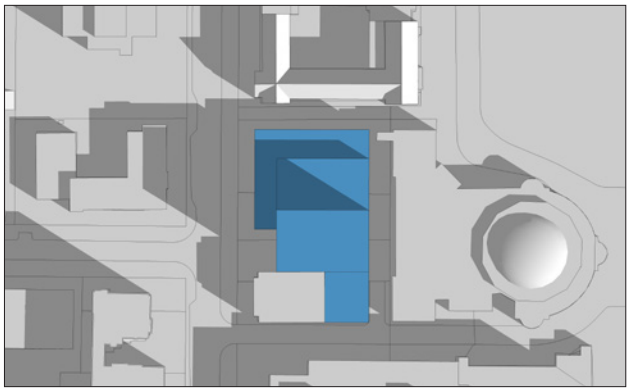
View south along St. George Street

Shadow Study (September 21):

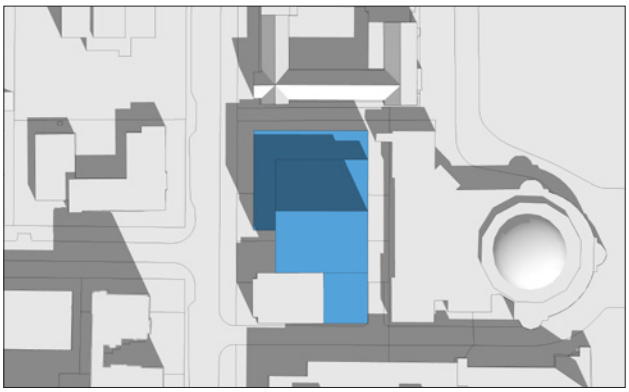
Existing

with Proposed Building Envelope

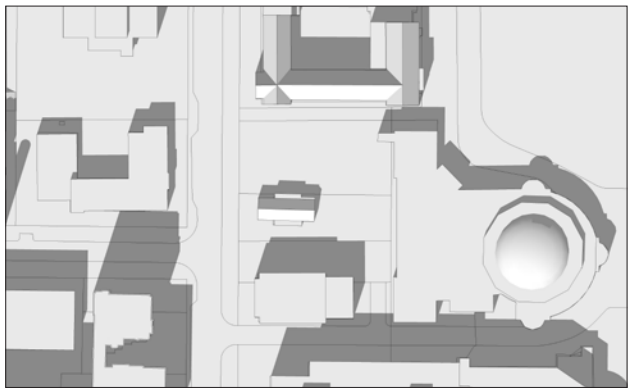
9 a.m.

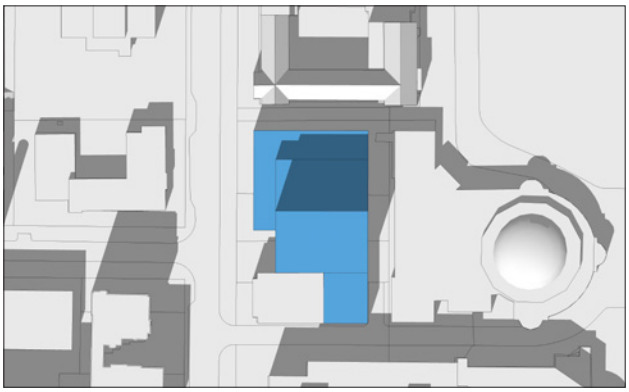


11 a.m.

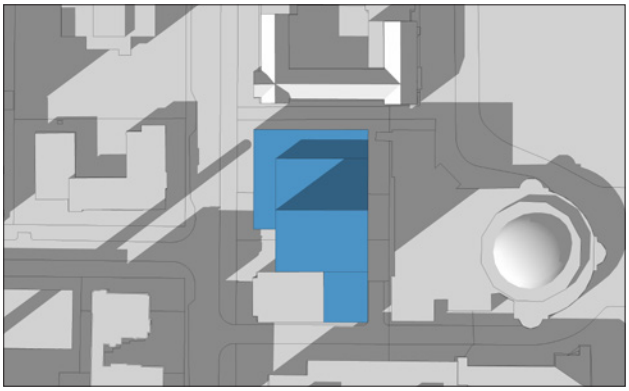


1 p.m.





3 p.m.



North side of College Street (Banting & Best)

Site Context:

The site at 88-112 College Street is currently occupied by the Banting and Best Buildings, the University owned Zion Church and a residential structure at 92 College Street housing academic functions. The north side of College Street is a mixed collection of architectural styles that share a continuous green frontage. To the north of the site are several buildings housing offices for the Government of Ontario, Surrey Place and Women's College Hospital. To the northwest lies the Ontario Legislative Assembly at Queen's Park for which view protections are currently being considered by the City of Toronto.

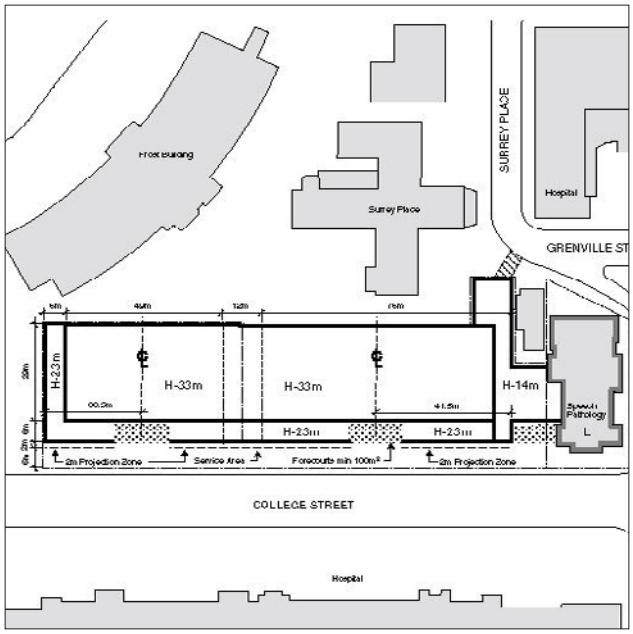
Programmatically, the site lies within an important institutional research district, which has been reinforced by the establishment of the MaRS Centre in recent years. The MaRS Centre is located on the south side of College Street at University Avenue, directly across the street from the site. This development has adapted an original hospital building and, when all phases are completed, will include two flanking towers including the recently completed 15-storey tower at its eastern edge. This development has changed the character of the area, and has introduced larger building form to this section of College Street.

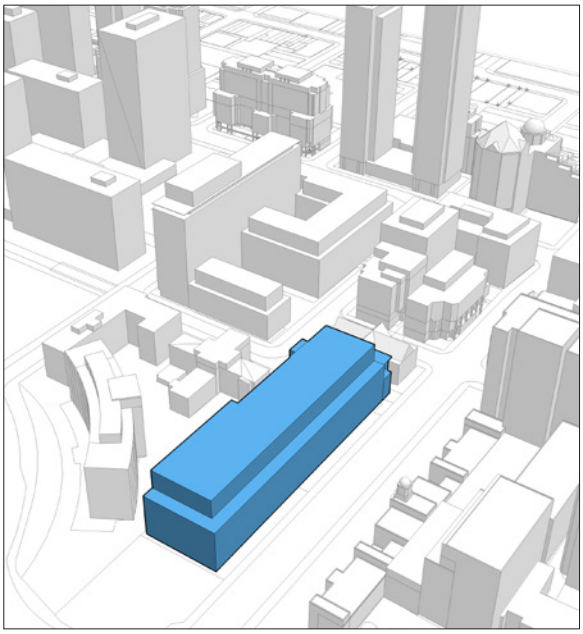
88 College Street, the Zion Church, is used by the University for academic purposes and is located at the eastern-most portion of the site on the northwest corner of College and Elizabeth Streets. This is a listed heritage building and is expected to remain, potentially as a connector building within the context of new development.

The site is easily accessed by public transit located adjacent to the Queen's Park subway station and along the College/ Carlton streetcar route.

SITE 14: 88 - 112 College Street

Approved Envelope Capacity:





Northeast view

Approved Building Envelope *[City of Toronto By-Law 1997-0275]:*

Existing Site Occupancy:	18,669 gsm
Approved Envelope:	36,300 gsm
Discounted Envelope:	30,855 gsm
Maximum Height:	33 m

8 floors Institutional use with commercial zoning permission.

Approved Building Envelope Alternate:

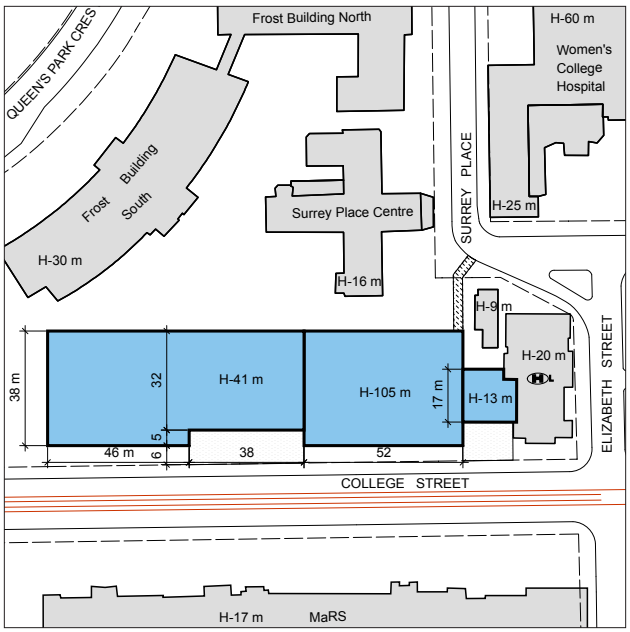
Approved Envelope Alternate:	40,230 gsm
Discounted Envelope:	34,200 gsm
Maximum Height:	33 m

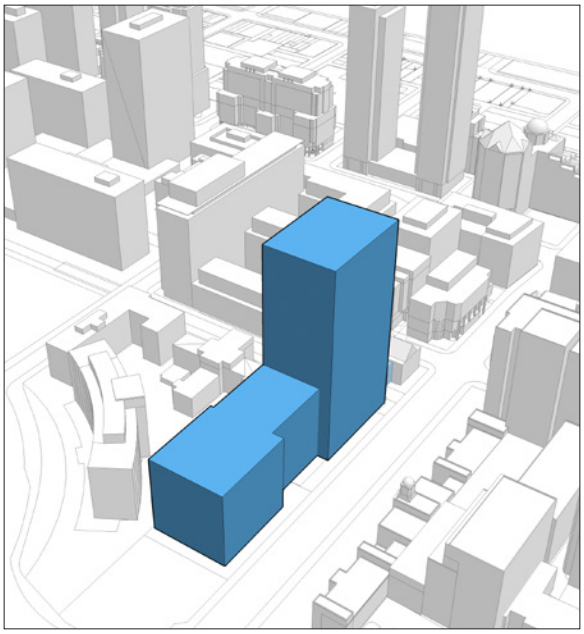
Use Assumptions:

3 floors commercial, 2 floors institutional, 4 floors residential

Note: this site can also be developed in two segments - east and west.

Proposed Envelope Capacity:





Northeast view

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:

Existing Site Occupancy:	18,669 gsm
Proposed Envelope:	81,130 gsm
Discounted Envelope:	68,960 gsm
Maximum Height:	105 m

Use Assumptions:

26 floors institutional at the east end of the site and 10 floors adjacent to the Frost Building.

The proposed envelope allows for mid-rise construction closest to Queen's Park proper consistent in scale with the existing building to the north. A higher tower is proposed at the eastern portion of the property, with connections through to the heritage listed Zion Church, recognizing the higher focus of construction along Bay Street to the east. Servicing will remain off of College Street, and will likely be internal to the new structure.

SITE 14: 88 - 112 College Street

Development Context:

Secondary Effects:
- full development of the site will require relocation of occupants of 88-112 College Street

Parking:
- 38 existing parking spaces on site may require relocation elsewhere on the University campus
- underground parking facilities of up to 288 spaces per level is possible

Servicing:
- servicing will be required on site with access off of College Street

Pedestrian Routes:
- site fronts onto public sidewalk

Height and Massing:
- a 41m podium with a 105m tower rising at the eastern portion of the site
- 41m podium respectful of the scale of the nearby Frost Building and maintains views from Queen's Park.
- 13m connector provided to tie Zion Church to site

Open Space:
- City of Toronto Green Development Standard may require the location of a green-roof on a portion of the new construction area
- open space forecourt required within set-back area to align with MaRS heritage facade

Heritage:
- heritage listed building Zion Church, presently used by the University for institutional purposes, is located in the eastern segment of the site. Retention of this building is required for full development of the site

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- ensure compatible and recognizable relationship with MARS landscaped open space on south side of College: material choices, lighting, trees and formal gardens.
- ensure compatible massing relationship to the street cross-section; the building massing should step down from the east to respect views to and from Queen's Park, and respond to intensification of Bay Street corridor.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
Banting Institute	Surgery, Dept. of	568	
	Dean's Office, Medicine	95	
	OSM Classroom Inventory	403	
	Building Services, Grounds & Trades	126	
	University Advancement, Division of	52	
	Non Institutional Space	1,420	
	Inactive Space	2,952	
		5,616 (9,468 gsm)	**5,616 (9,468 gsm)**
Best Institute	Dean's Office Medicine	46	
	Banting & Best Medical Research, Dept	2,488	
	Physiology, Dept of	114	
	OSM Classroom Inventory	101	
	Non Institutional Space	200	
	Unallocated Space	1,114	
		4,063 (6,915 gsm)	**4,063 (6,915 gsm)**
92 College Street	Obstetrics & Gynecology, Dept. of	**269 (592 gsm)**	**269 (592 gsm)**
88 College Street (Zion Church)	NESCTL	**676 (1,748 gsm)**	**0 (0 gsm)**
	TOTAL Site Area (nasm) (Gross Area)	**10,624 (18,723 gsm)**	**9,948 (16,975 gsm)**

Area within approved building envelope (gsm)

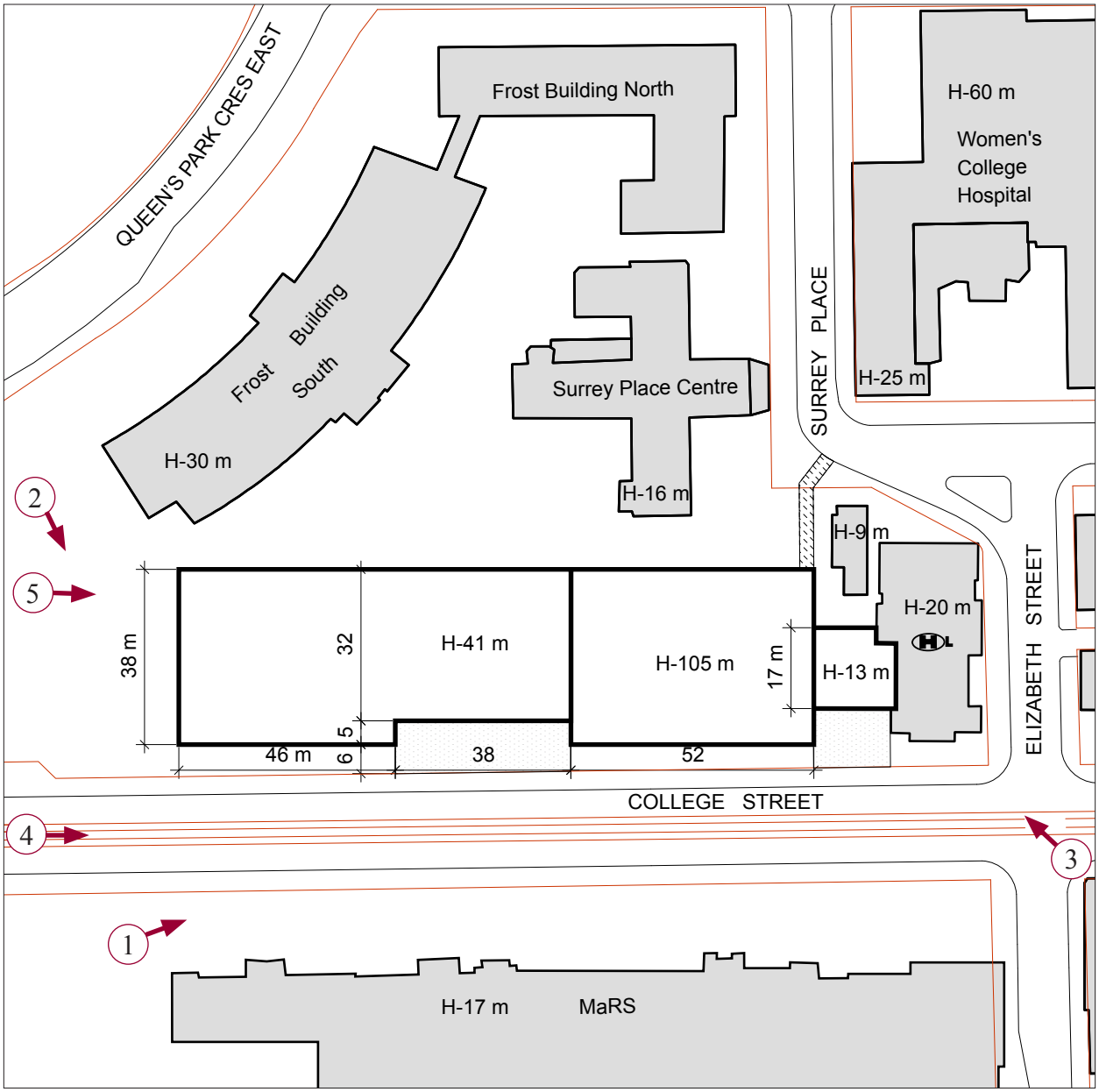
Discounted Envelope:	(above grade)	30,855
	(below grade)	10,755
Less Area to be Demolished:		16,975
Net Site Increase:		24,635 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	68,960
	(below grade):	10,392 (assumes 2 storeys)
less Area to be Demolished:		16,975
Net Site Increase:		62,377 gsm

SITE 14: 88 - 112 College Street

Context Plan with Proposed Envelope:



Site Photos:

Banting and Best Institutes; north side of College Street

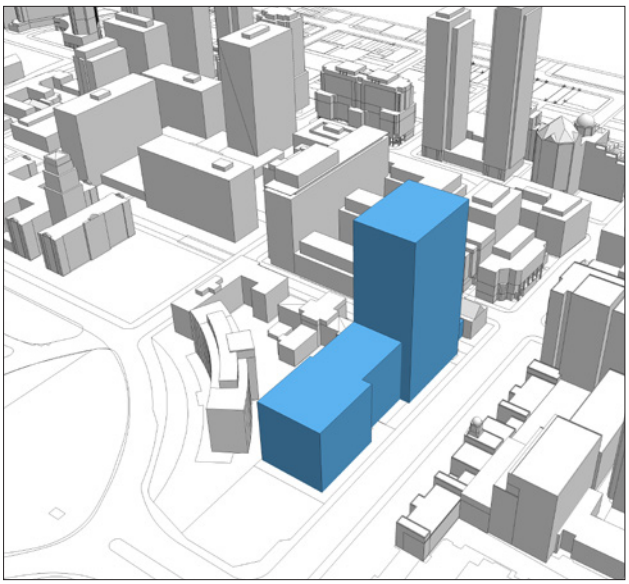
View south; MaRS Building beyond

Zion Church on eastern edge of site; View northwest

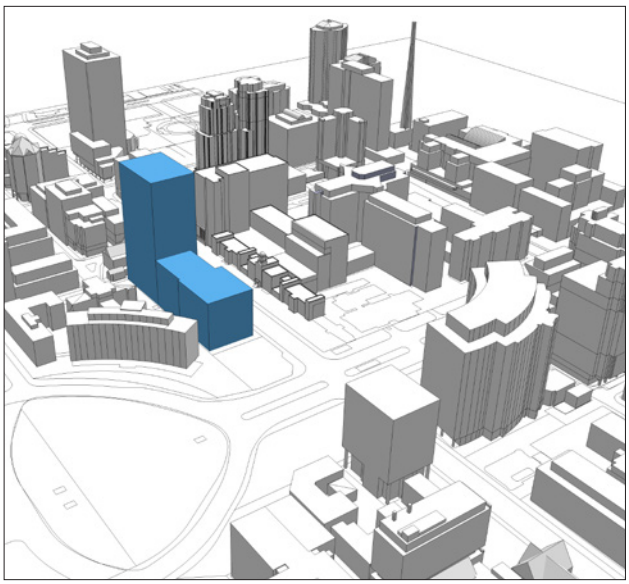
View east along College St. towards site

Frost Building (left) and site; Murano tower beyond

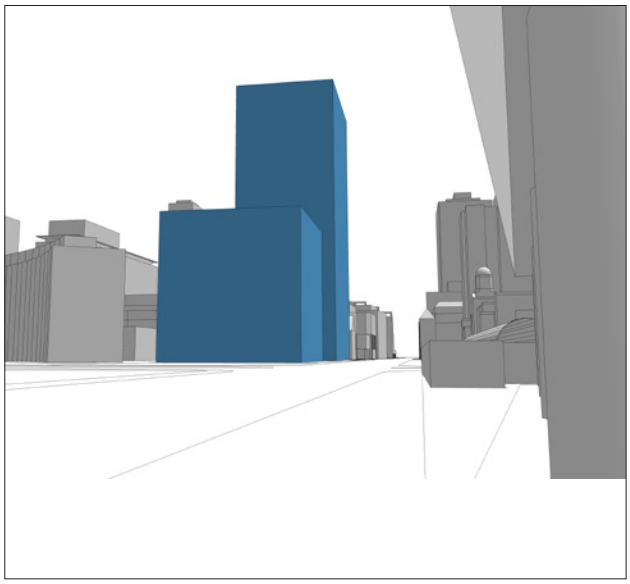
Additional 3D Views (Proposed Envelope):



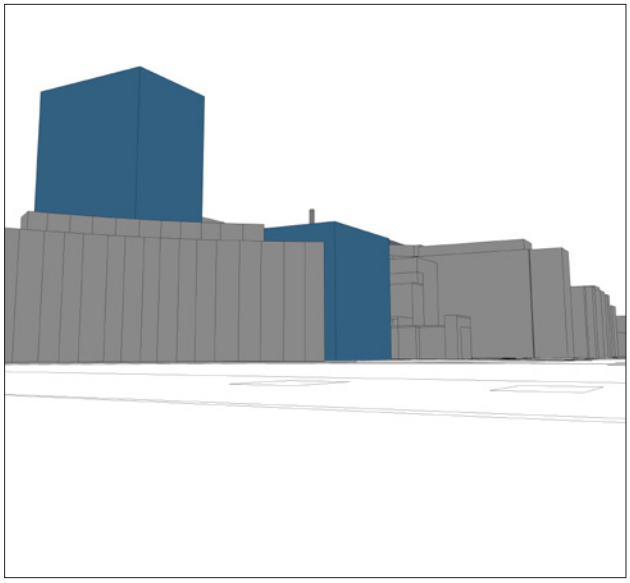
View toward northeast; Bay Street beyond



View toward southeast

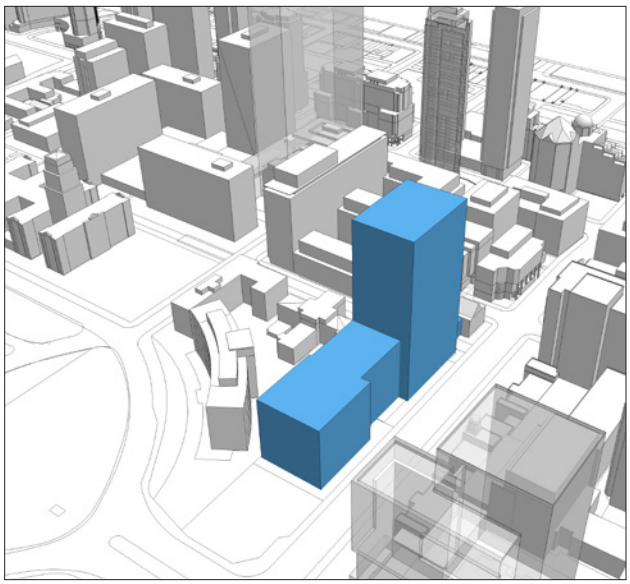


View east along College Street

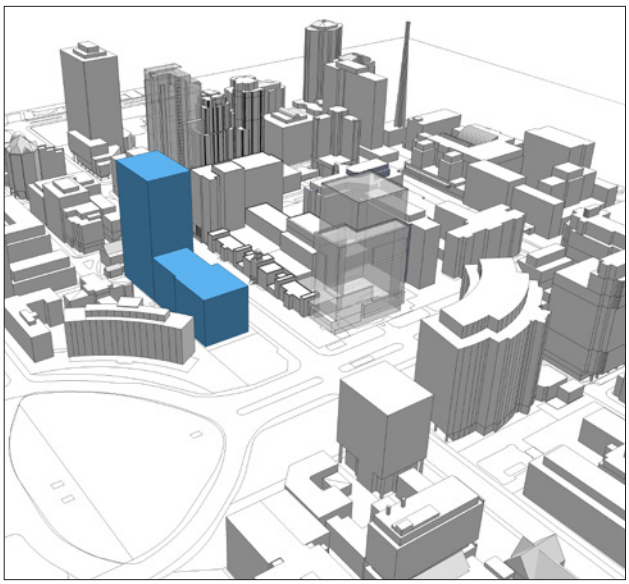


View from Queen's Park south past Frost Building

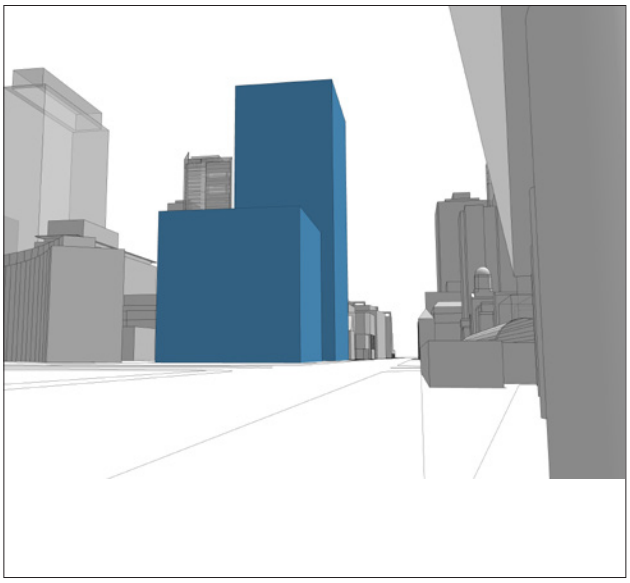
Additional 3D Views (Proposed Envelope and surrounding approved development):



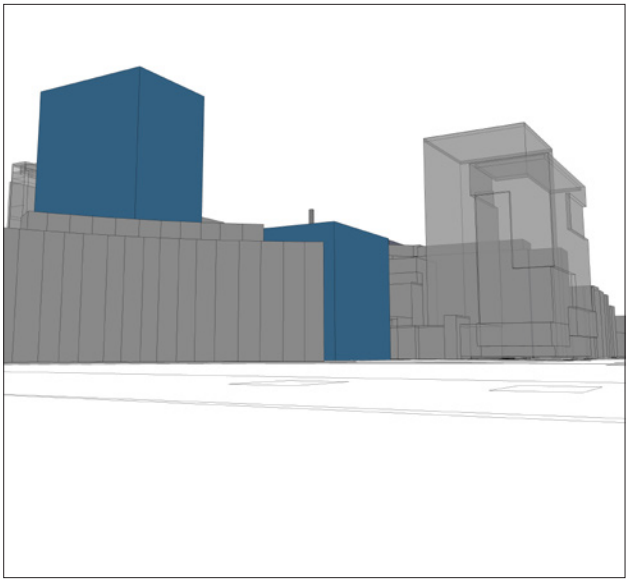
View toward northeast; Bay Street beyond



View toward southeast



View east along College Street

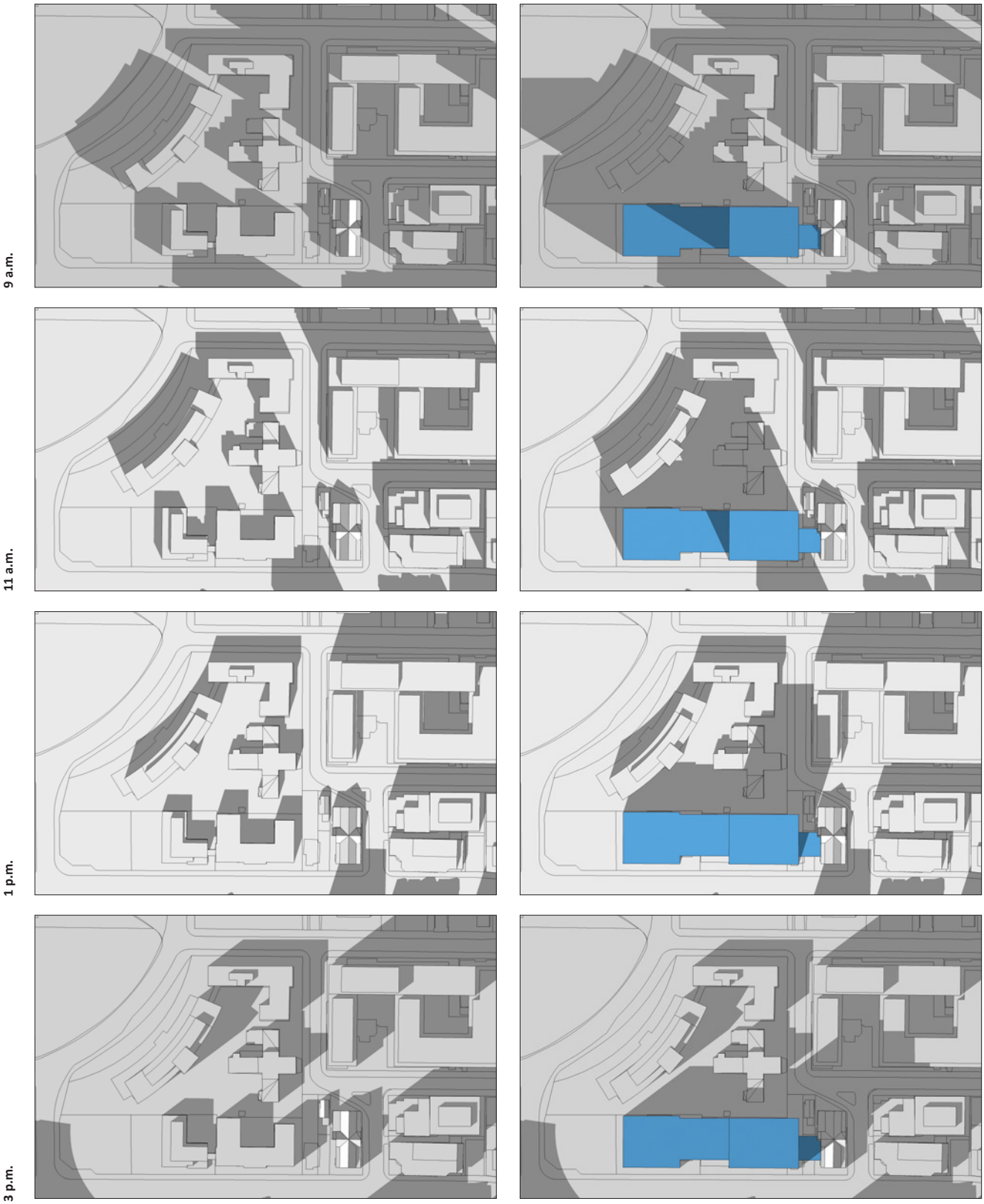


View from Queen's Park south past Frost Building

Shadow Study (September 21):

Existing

with Proposed Building Envelope



North side of College Street (Wallberg Building)

Cumberland House East Facade

Engineering Annex Building

Site Context:

Site 16 is located directly north of the Wallberg Building, in the location of the Engineering Annex Building and the Electrometallurgy Labs. The Galbraith Building and the heritage-designated Sandford Fleming Building lie to the north, across a service lane/pedestrian walkway, while the heritage-listed Cumberland House sits to the northeast and the Pratt building abuts the site along its eastern edge.

The Wallberg Building for Chemical Engineering was opened in 1949. At three storeys, it follows the general height and massing cues provided by the Mining Building to the east, and the Koffler Student Services Centre to the west along College Street. The building houses complex laboratories that must be maintained while the remainder of the site is developed. The western corner of the building serves as a terminus of the view northwards up Beverley Street.

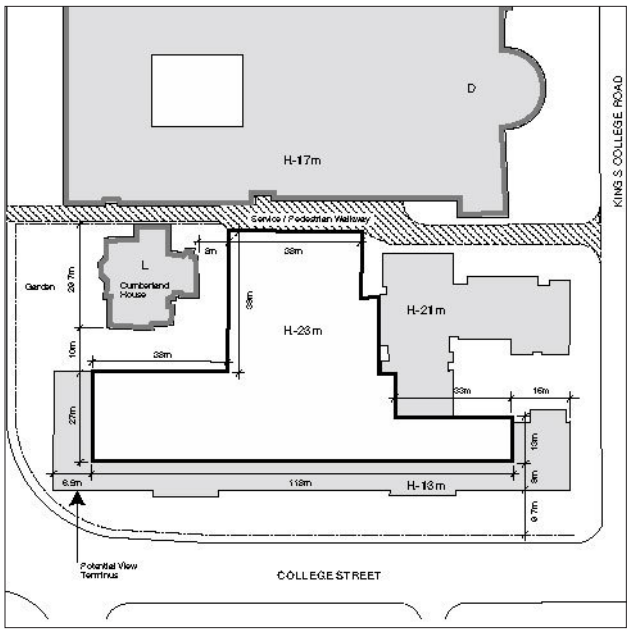
Approved development on this site allows for the demolition of the Engineering Annex Building and the Electrometallurgy Labs, and construction within the cleared area abutting the Wallberg and Pratt Buildings. Additional development potential is permitted on top of the Wallberg Building setback 6.5m from the south facade. Permissions allow for an overall height limit of 23m new construction within the envelope.

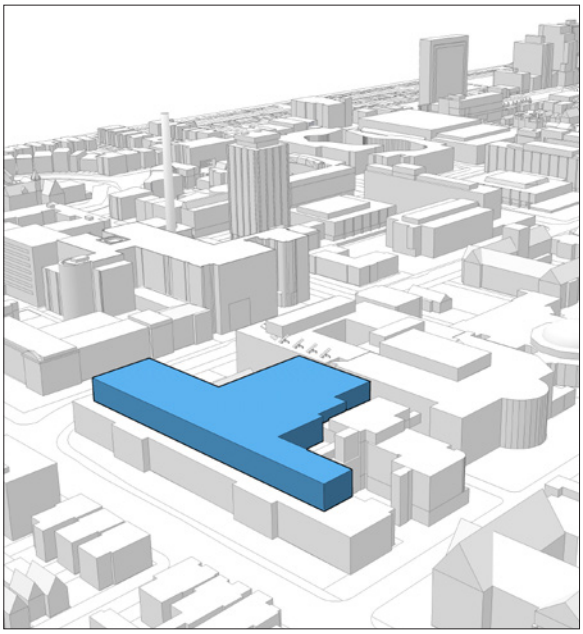
Heights for surrounding buildings in this block range from 13m for the Wallberg Building to the Pratt Building at 21m. To the east along College Street the Leslie L. Dan Pharmacy and Centre for Cellular and Biomolecular Research (CCBR) Buildings have been constructed at 62 and 61m respectively.

Servicing to the site is anticipated to be combined with that for the Wallberg Building in an expanded service core one level below grade. Access to servicing/loading will be maintained by way of laneway off St. George Street between the Cumberland House and the Wallberg Building.

SITE 16: 200 College Street

Approved Envelope Capacity:





Northwest view

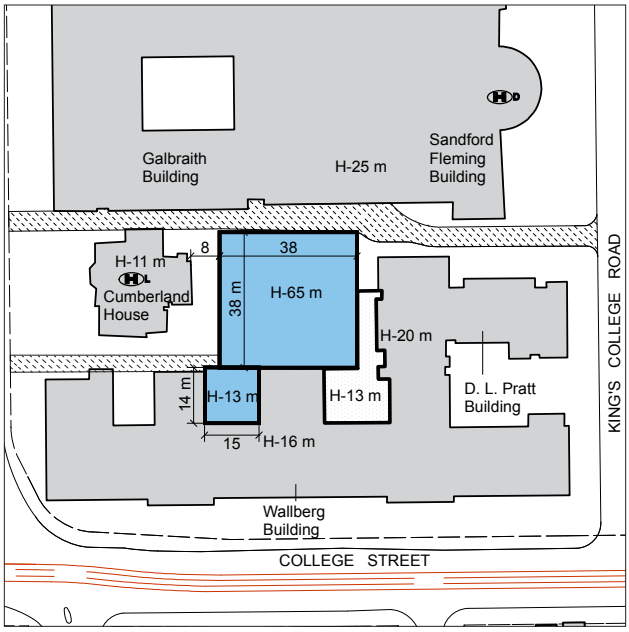
Approved Building Envelope *[City of Toronto By-Law 1997-0275]:*

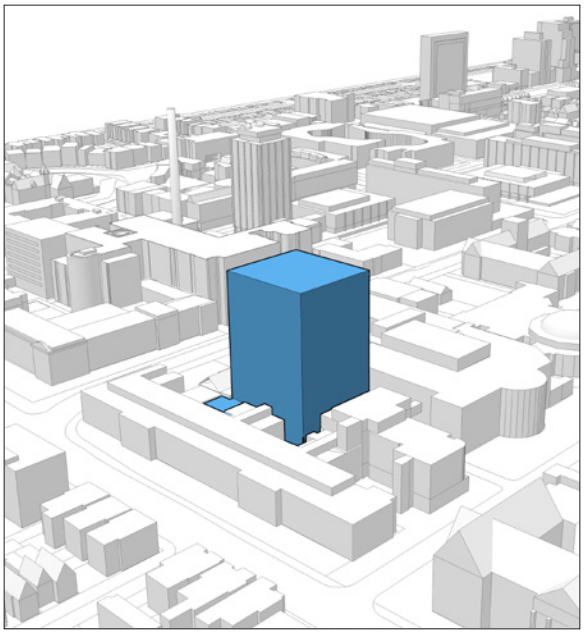
Existing Site Occupancy:	19,318 gsm
Approved Envelope:	13,700 gsm
Discounted Envelope:	11,645 gsm
Maximum Height:	23 m

Use Assumptions:

5 floors institutional use on the site of Engineering Annex and 2 floors on existing Walberg Building

Proposed Envelope Capacity:





Northwest view

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:

Existing Site Occupancy:*	2,117 gsm
Proposed Envelope:	23,735 gsm
Discounted Envelope:	20,175 gsm
Maximum Height:	65 m

* Engineering Annex and Metallurgy Lab only

Use Assumptions:

16 floors of institutional use on the site of the Engineering Annex and Electrometallurgy labs;
Connections through to the Wallberg Building

The proposed envelope proposes a 65m envelope, set back by the full depth of the Wallberg building from College Street. The placement of the proposed tower allows for connections through to adjacent existing buildings. Envelope permissions are no longer proposed on the roof of Wallberg, recognizing the difficulty with construction in this location.

SITE 16: 200 College Street

Development Context:

Site Conditions:
- land locked site

Secondary Effects:
- development will require relocation of current occupants in order to demolish the Engineering Annex and Electrometallurgy Labs
- construction will be disruptive to current site occupants in the Wallberg and Pratt Buildings, and may require relocation of facilities within Wallberg and Pratt to facilitate connections.

Parking:
- current surface lot capacity is 23 spaces, to be relocated to another University site.
- redevelopment of site is unlikely to provide replacement parking other than that for service vehicles.

Servicing:
- existing service/pedestrian route between King's College Road and St. George Street must be maintained.
- servicing for new development is anticipated to be combined with the existing Wallberg service area and accessed by laneway from St. George Street.

Pedestrian Routes:
- existing service/pedestrian route between King's College Road and St. George Street to be maintained
- interior connections between Site 16 and the existing Wallberg Building are anticipated to allow for ease of access.

Height and Massing:
- 16-floor (65m) tower to be located behind the 3-storey Wallberg Building fronting College
- northern site limit to match with north face of existing Engineering Annex Buidling
- tower set-back from Cumberland House east face 8m
- 3-floor (13m) connection to match Wallberg Building height and floors

Open Space:
- open space surrounding Cumberland House to be preserved
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:
- Cumberland House, adjacent to the site, is a listed building in the City of Toronto heritage building inventory

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- develop the lane between Galbraith Building and Cumberland House as a well-designed, multi-purpose cross-campus connection. Use similar materials and design strategies at the laneway between Cumberland House and Wallberg Building.
- maintain and enhance primary entry on College Street through the Wallberg Building, and introduce secondary entrance from King's College Road along Galbraith laneway.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
Engineering Annex	Deans Off Applied Science & Engineering	310	
	Electrical & Computer Eng, Dept of	946	
		1,256	**1,256**
		(1,939 gsm)	**(1,939 gsm)**
Electrometallurgy Lab	Materials Science & Engineering, Dept of	149	
		149	**149**
		(176 gsm)	**(176 gsm)**
Wallberg Building	Deans Off Applied Science & Engineering	374	
	Chemical Engineering & Applied Chem	7,821	
	Electrical & Computer Eng, Dept of	130	
	Materials Science & Engineering, Dept of	1,327	
	OSM Classroom Inventory	846	
		10,498	**0**
		(17,622 gsm)	**(0 gsm)**
	TOTAL Site Area (nasm)	**11,903**	**1,405**
	(Gross Area)	**(19,737 gsm)**	**(2,115 gsm)**

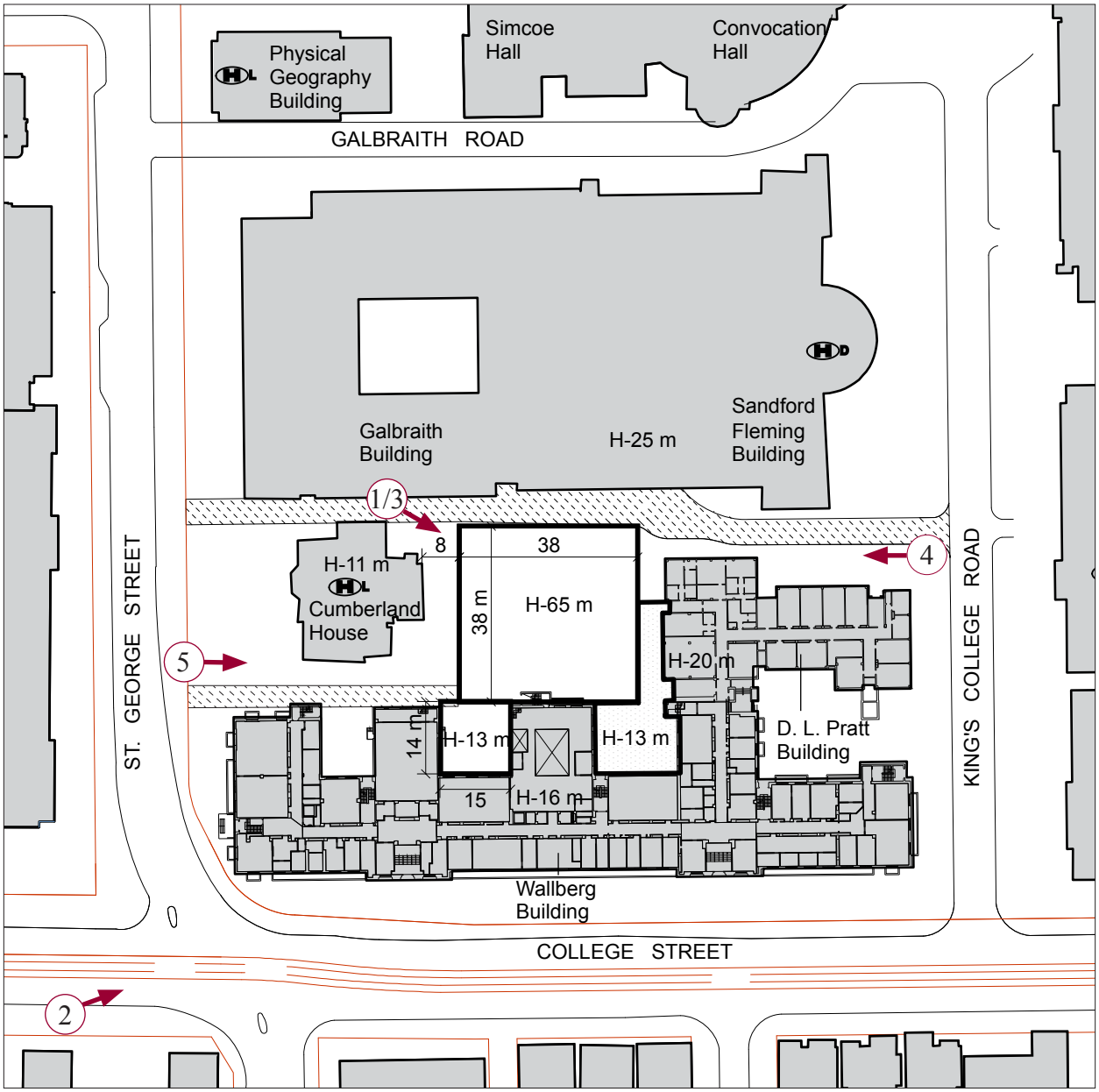
Area within approved building envelope (gsm)

Discounted Envelope:	(above grade):	11,654
	(below grade):	2,880 (assumes 2 storeys)
less Area to be Demolished:		2,115
Net Site Increase:		12,419 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	20,175
	(below grade):	3,300 (assumes 2 storeys)
less Area to be Demolished:		2,115
Net Site Increase:		21,360 gsm

Context Plan with Proposed Envelope:



Site Photos:

Engineering Annex; west facade

Wallberg Building; view east along College Street

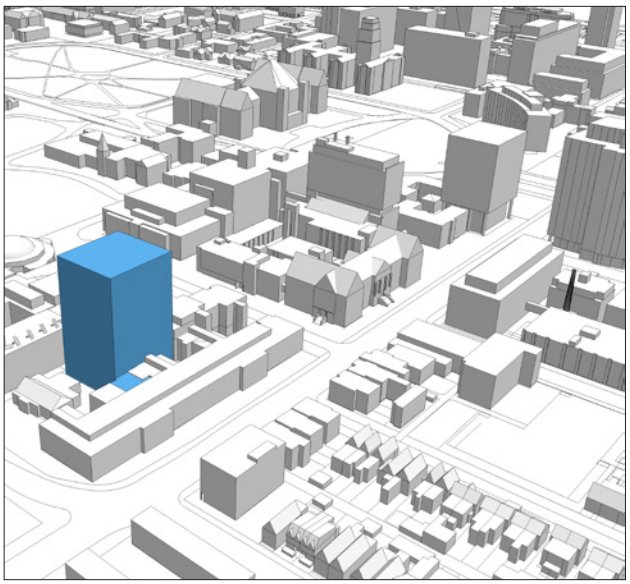
View south between Engineering Annex and Cumberland House

View west between Pratt and Sanford Fleming Buildings

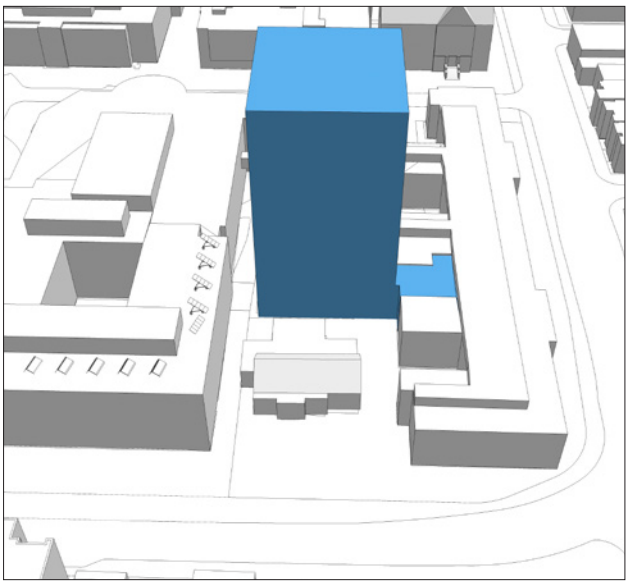
Cumberland House east facade

Service lane between Cumberland House and Wallberg Building

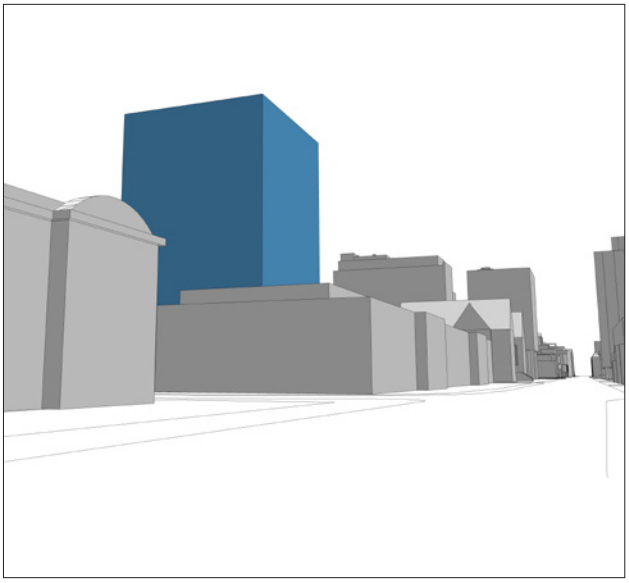
Additional 3D Views (Proposed Envelope):



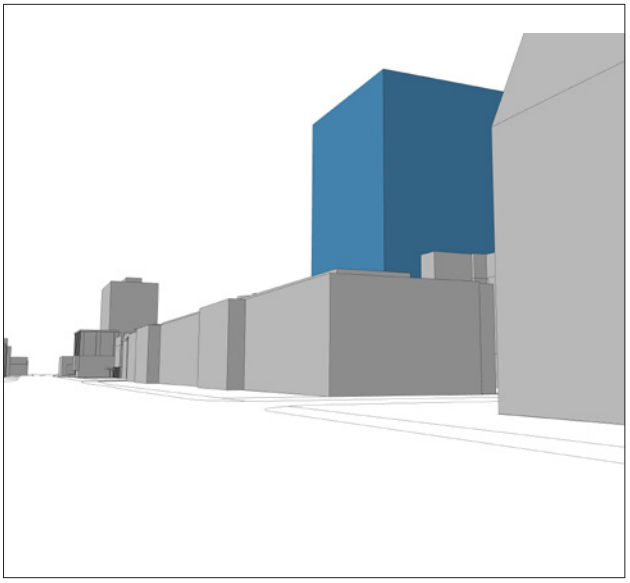
View toward northeast; Queen's Park beyond



Site overview from the west; Cumberland House in front



View east along College Street; CCBR and Pharmacy beyond



View west along College Street; CAMH tower in the distance

Shadow Study (September 21):

Existing

with Proposed Building Envelope

9 a.m.

11 a.m.

1 p.m.

3 p.m.

East side of King's College Road (Engineering Haultain & Mechanical Eng.)

Site Context:

Site 17a sits within the existing heritage-listed Mechanical Engineering Building complex on the east side of King's College Road. The front wing of Mechanical Engineering (1947), located between the Medical Science and Mining Buildings, serves as an early example of the 'Dominion Modern' form of Canadian architecture and is required to be preserved. The existing heritage-listed north wing of the complex (1909) is also heritage-listed. Development permission is given to build on top of both buildings, with set-backs from the north and west facades of the Mechanical Building.

Site 17b is located within the small industrial-style complex of blocks and lanes that is contained by the heritage-designated Mining Building to the south, the heritage-listed Rosebrugh Building to the east, and Mechanical Engineering to the north and west. The approved development permissions allow for the demolition of the existing Haultain Building and portion of the Mechanical Engineering Building containing the Heat Engines Laboratory, while preserving the existing pedestrian and service route from King's College Road through to the forecourt of the recently opened Centre for Cellular and Biomolecular Research (CCBR).

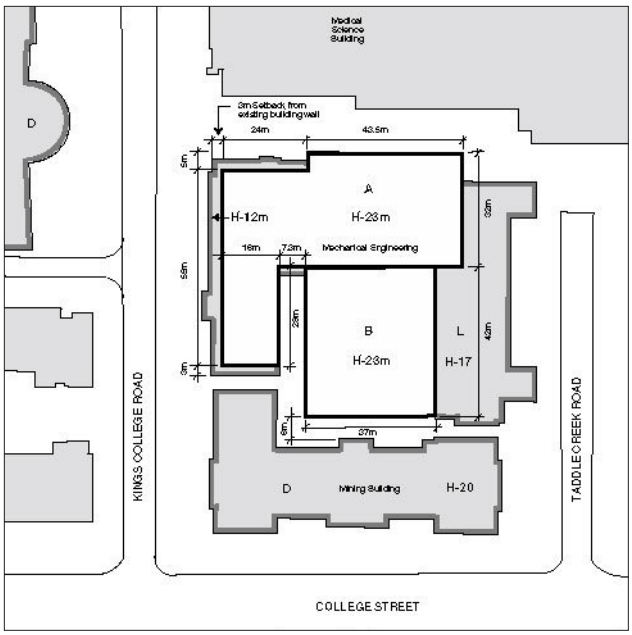
The density of this block is representative of the University's pre-WWII Engineering and Medicine precincts, when new buildings had to be accommodated within a very limited amount of land prior to campus expansion west of St. George Street.

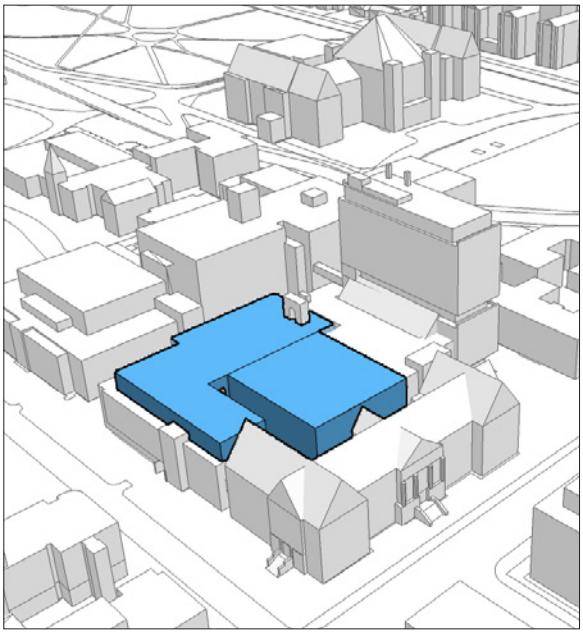
Surrounding building heights include the Medical Sciences Building to the north at 37.5m, the CCBR and Pharmacy Buildings to the east at 61 and 62m respectively, and the Mining Building to the south at a height of 30m to the top of its peaked roof.

Servicing to the site will require careful consideration of existing and new requirements. A consolidation of service functions may be deemed appropriate, similar to those for CCBR and Medicine.

SITE 17: 5 King's College Road

Approved Envelope Capacity:





Northeast view

Approved Envelope *[City of Toronto By-Law 1997-0275]:*

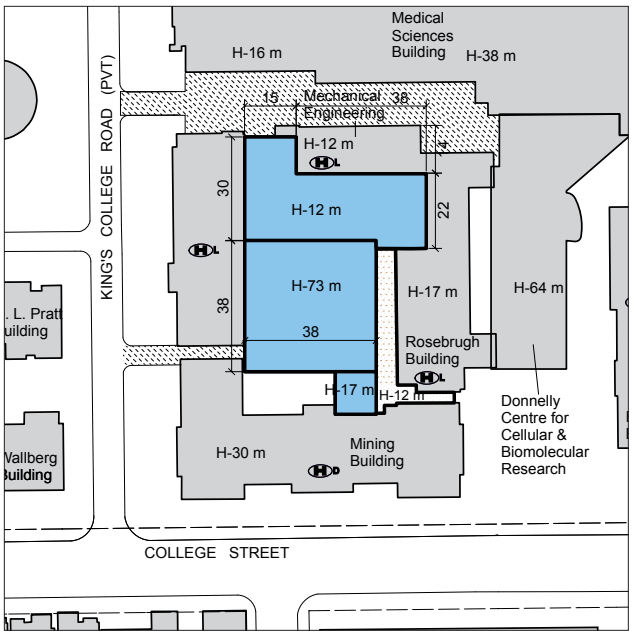
Existing Site Occupancy:	13,189 gsm
Approved Envelope:	4,975 gsm
Discounted Envelope:	4,230 gsm
Maximum Height:	23 m

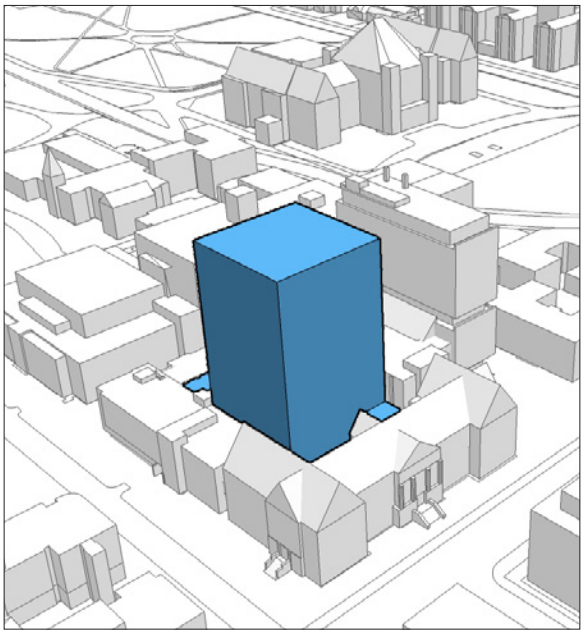
Use Assumptions:

17a) 2 additional floors institutional above existing Mechanical Building

17b) 5 floors institutional

Proposed Envelope Capacity:





Northeast view

Proposed Building Envelope:

Existing Site Occupancy:	13,189 gsm
Proposed Envelope:	30,020 gsm
Discounted Envelope:	25,520 gsm
Maximum Height:	73 m

Use Assumptions:

18 floors institutional use;
3 floors (12m) to match existing Mechanical Building;
4 floors (17m) connecting to Mining Buidling

The proposed envelope allows for a tall tower as a mid-block condition with connections through to the heritage listed Mechanical Engineering Building. The Mechanical Building is largely maintained with only the Heat Engines Laboratory being demolished. The Haultain Building will also be demolished. An atrium condition is proposed to link the new construction with the Rosebrugh Building, similar to the existing condition set up by CCBR and Rosebrugh. Servicing is expected to occur off the north service laneway, with access to below-grade service and loading facilities to accommodate the existing and new buildings on site as well as the Mining Building immediately south.

SITE 17: 5 King's College Road

Development Context:

Site Conditions:
- 3-floor connection anticipates demolition and infill construction.
- land locked site.

Secondary Effects:
- full development of the site will require demolition of the Haultain Building and Heat-Engine Laboratory and relocation of current occupants.

Parking:
- no existing parking on site.
- redevelopment of site is unlikely to provide replacement parking other than that for service vehicles.

Servicing:
- site access for servicing is anticipated off of King's College Road from an existing laneway running immediately north of the Mechanical Engineering building. Servicing for area buildings will need to be considered in order that all sites are adequately accessed. A below grade service area should be considered.

Pedestrian Routes:
- existing service/pedestrian route between the Medical Science building and Mechanical Engineering to remain unencumbered.
- interior pedestrian access to site anticipated via connections to the Mining, Mechanical and Rosebrugh buildings.

Height and Massing:
- 18 floors institutional tower to be located at centre of site with connections to the east facade of Mechanical Engineering Building.
- 3-floor infill of area currently accommodating Heat-Engines Laboratory and southern portion of Mechanical Engineering north wing allows clear view terminus from northwest to CCBR
- 4-floor connection to Mining Building

Open Space:
- 6m setback from west facade of Rosebrugh Building allows for relief of existing building that abuts CCBR on its east face. Setback area may be achieved through covered atrium open space.
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:
- Mining Building is a designated heritage building; Mechanical Engineering, and Rosebrugh Buildings are listed heritage buildings.
- maintenance of chimney feature to be considered when developing infill
- A small section of the north Mechanical Engineering building may be demolished in order to improve constructability.

Accessibility:
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- introduce east-west pedestrian access through the site.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
Mechanical Engineering	Mechanical & Industrial Engineering	5,490	1,237
	Deans Of Applied Science & Engineering	63	
	OSM Classroom Inventory	546	
		6,098	**1,237**
		(10,062 gsm)	**(1,760 gsm)**
Haultain Building	Chemical Engineering & Applied Chem	198	
	Civil Engineering, Dept of	110	
	Materials Science & Engineering, Dept of	721	
	Mechanical & Industrial Engineering	639	
	OSM Classroom Inventory	485	
	Unallocated Space	82	
		2,234	**2,234**
		(3,471 gsm)	**(3,471 gsm)**
	TOTAL Site Area (nasm)	**8,332**	**3,471**
	(Gross Area)	**(13,533 gsm)**	**(5,231 gsm)**

Area within approved building envelope (gsm)

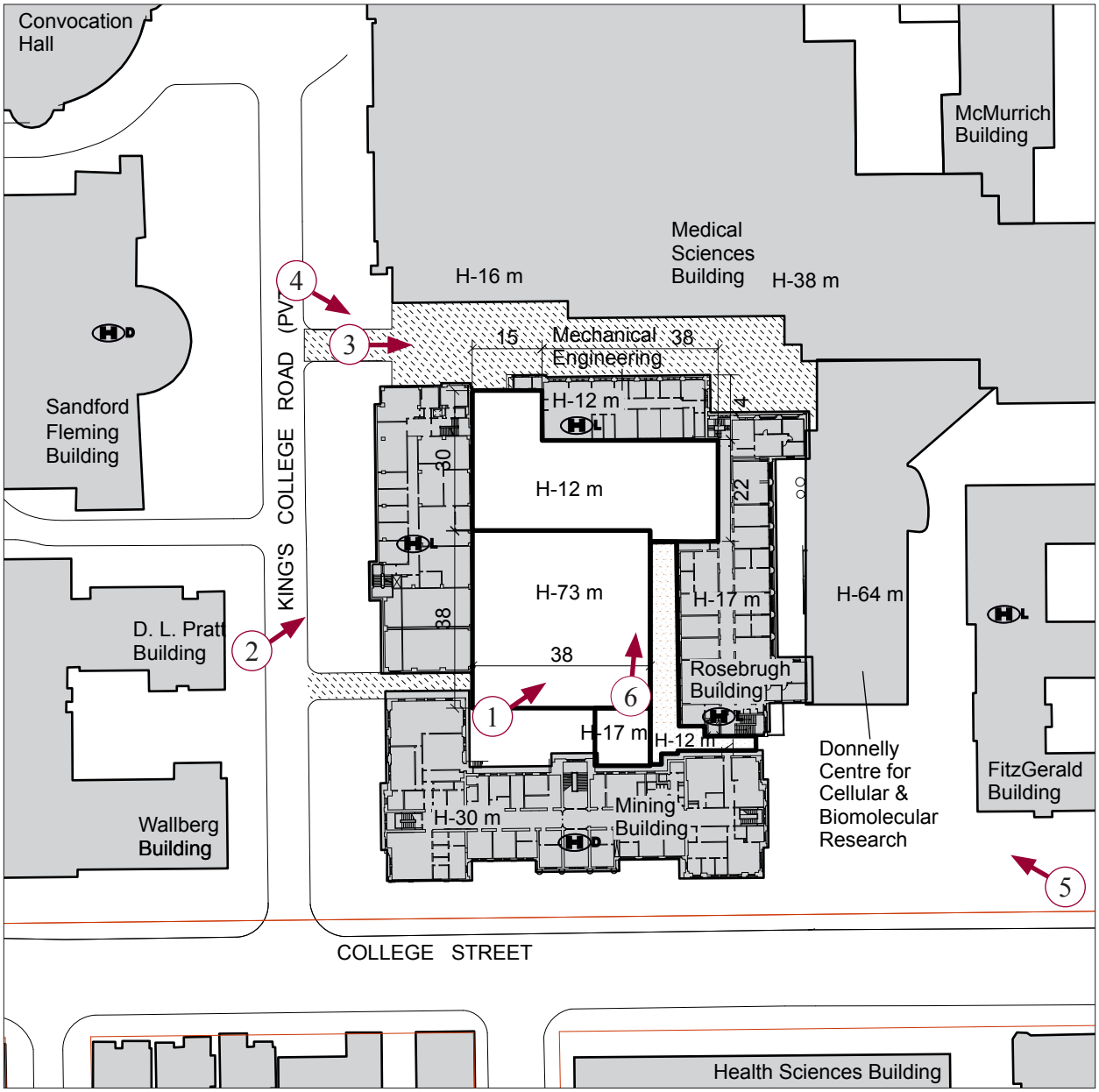
Discounted Envelope:	(above grade):	4,230
	(below grade):	3,600 (assumes 2 storeys)
less Area to be Demolished:		3,471
Net Site Increase:		4,359 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	25,520
	(below grade):	5,500 (assumes 2 storeys)
less Area to be Demolished:		5,231
Net Site Increase:		25,789 gsm

SITE 17: 5 King's College Road

Context Plan with Proposed Envelope:



Site Photos:

Haultain Building

Mechanical Engineering Building west facade

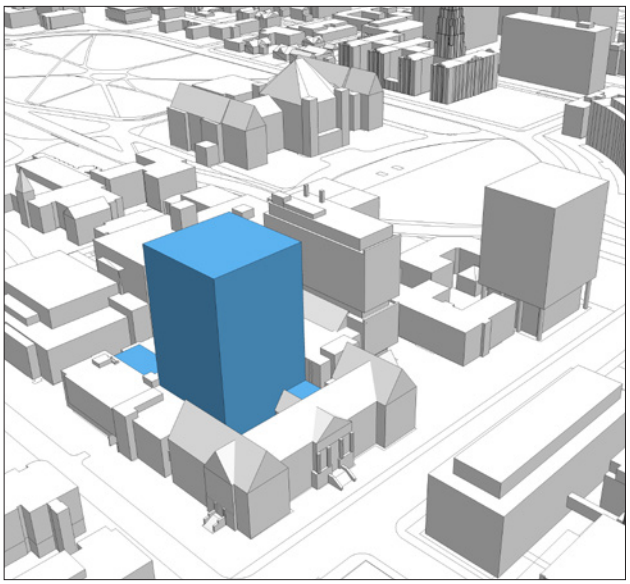
Pedestrian/service laneway north of Mechanical Building

Mechanical Engineering north heritage wing; CCBR in distance

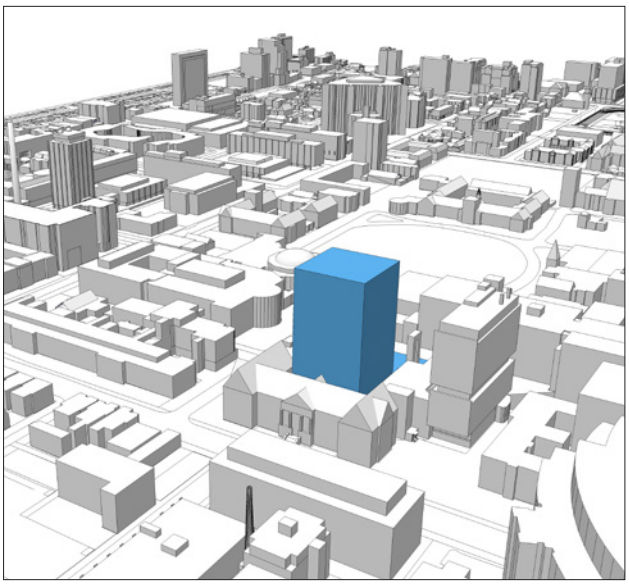
CCBR, Mining and Rosebrugh Buidlings

Haultain Building loading and mechanical spaces

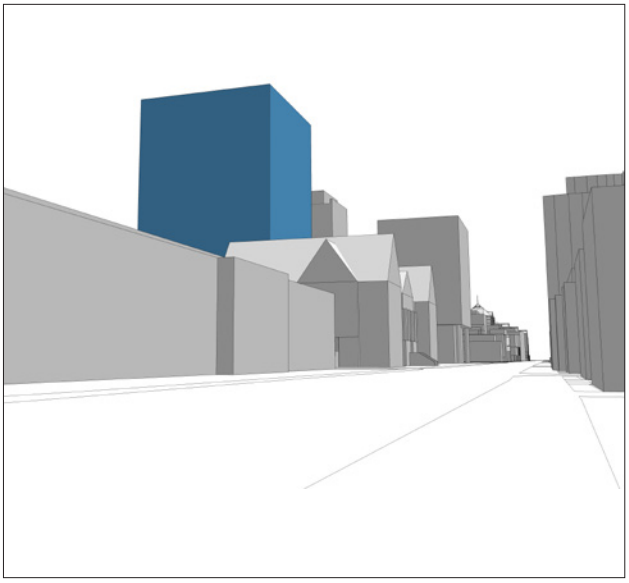
Additional 3D Views (Proposed Envelope):



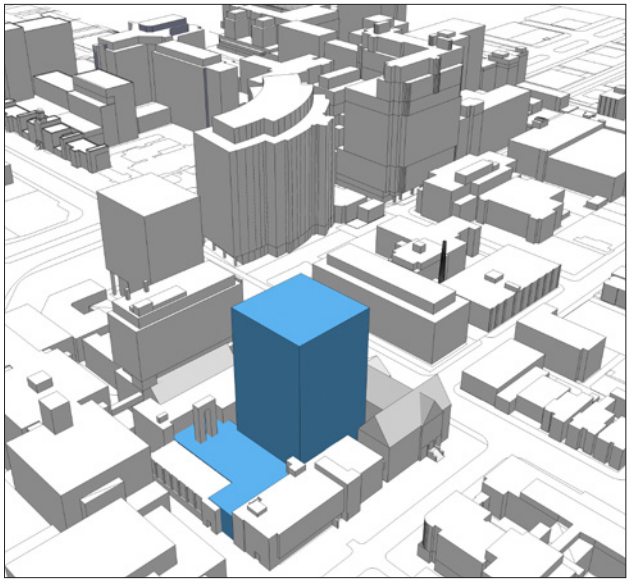
View northeast toward Queen's Park



View toward northwest

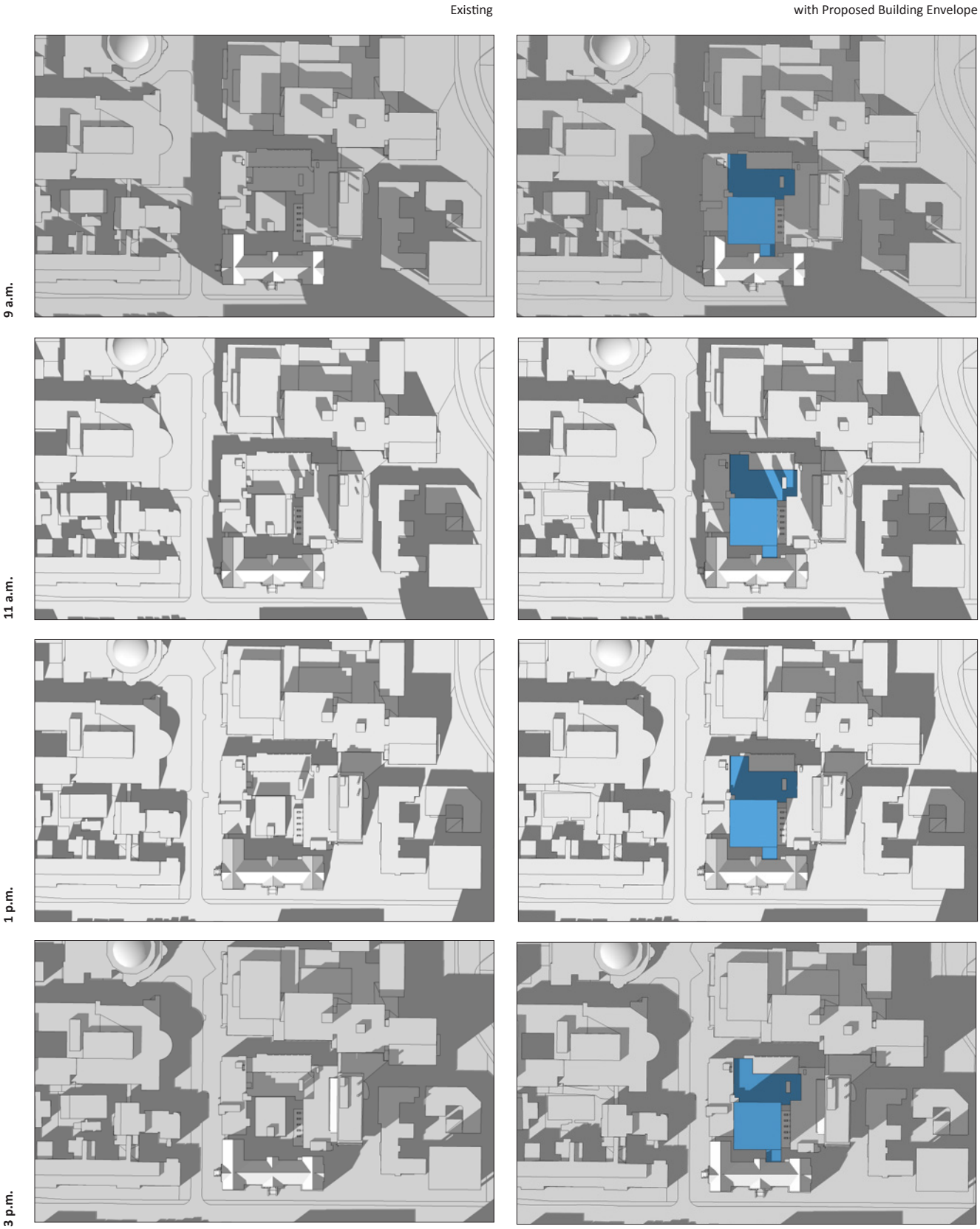


View east along College Street; CCBR and Pharmacy beyond



View toward southeast

Shadow Study (September 21):



West side of Queen's Park Crescent (McMurrich Building)

Site Context:

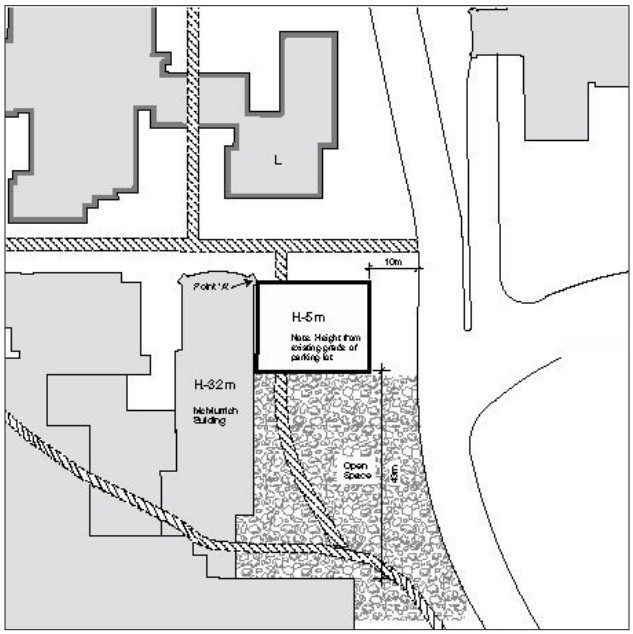
The site, once the location of a University steam plant, is now a lower service court at the eastern edge of the McMurrich Building, formerly known as the Anatomy Building. The four-storey building was constructed in 1923, and is linked to the Medical Sciences Building at the basement level. The terrain slopes from grade matching Queen's Park to one level below grade at the northern end of the site.

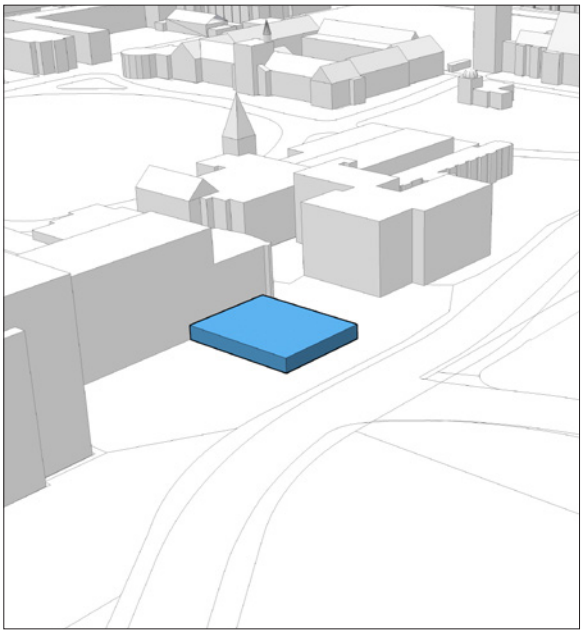
Located directly on Queen's Park Crescent West, the site lies within a low-rise streetscape of outward-facing freestanding institutional blocks. The site faces the Ontario Legislative Assembly and its formal landscaped forecourt. Rolling lawns and pathways create the edge condition with the crescent. The site can no longer be accessed from Queen's Park Crescent West as the vehicular access route has been closed. Service access is presently maintained from King's College Circle.

The approved envelope allows for one level of construction extending east toward Queen's Park.

SITE 19: 12 Queen's Park Crescent West

Approved Envelope Capacity:





Northwest view

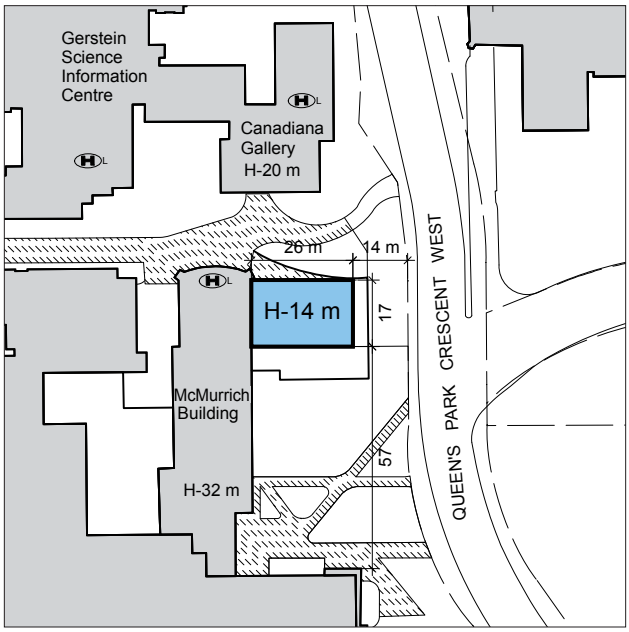
Approved Envelope *[City of Toronto By-Law 1997-0275]:*

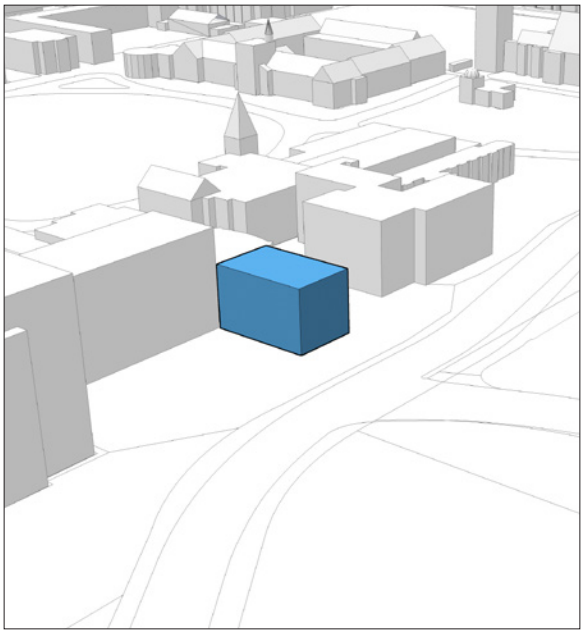
Existing Site Occupancy:	None
Appoved Envelope:	740 gsm
Discounted Envelope:	630 gsm
Maximum Height:	5 m

Use Assumptions:

1 floor institutional use

Proposed Envelope Capacity:





Northwest view

Service/Pedestrian Walkway

Existing Building

Proposed Envelope

City Setback/Property Line

Proposed Building Envelope:

Existing Site Occupancy:	None
Proposed Envelope:	1,326 gsm
Discounted Envelope:	1,127 gsm
Maximum Height:	14 m

Use Assumptions:

3 floors institutional use to match existing

The proposed envelope rises three storeys to match the existing north portion of the heritage structure. Because of the topography of this site, one level is below street-level, and consequently this building remains respectfully low as part of the composition of structures surrounding the Legislature building. Connections to the McMurrich Building are anticipated on all levels.

SITE 19: 12 Queen's Park Crescent West

Development Context:

Site Conditions:
- relationship to Queen's Park across the street will require special attention.

Secondary Effects:

Parking:
- no parking is currently associated with this site.

Servicing:
- existing service court and loading dock may be maintained at lower level and shielded from view from the Legislative Assembly building.

Pedestrian Routes:
- pedestrian pathway located north of the site immediately west of the Gerstein Science Information Library Morrison Pavillion would naturally extend to Site 19 to allow for ease of pedestrian connections.

Height and Massing:
- new construction to match existing parapet and floor heights of the McMurrich Building north section.

Open Space:
- new structure will include landscaping to relate to existing green open space along the west edge of Queen's Park Crescent West.
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:
- the McMurrich Building east facing heritage facade will require careful consideration with respect to connection of new construction. CCBR atrium connection to the Rosebrugh Building, and the Bahen Centre connection to the Koffler Building provide excellent examples of integration of heritage facades into contemporary additions.

Accessibility:
- An accessible entrance to the McMurrich Building is located at off Queen's Park Crescent West. This entrance allows for an accessible route at one level below grade through to the Medical Science Building. The new development is expected to tie into the existing building at all levels.
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:
- restore formal landscaping and relationship to Queen's Park, and remove the existing curb cut and vehicular entrance onto site from Queen's Park Crescent.
- Integrate pedestrian site access with Morrison Pavilion walkway.

Site Data:

Existing Site Occupancy (above and below grade)

None. The site functions as a service and loading area.

Area within approved building envelope (gsm)

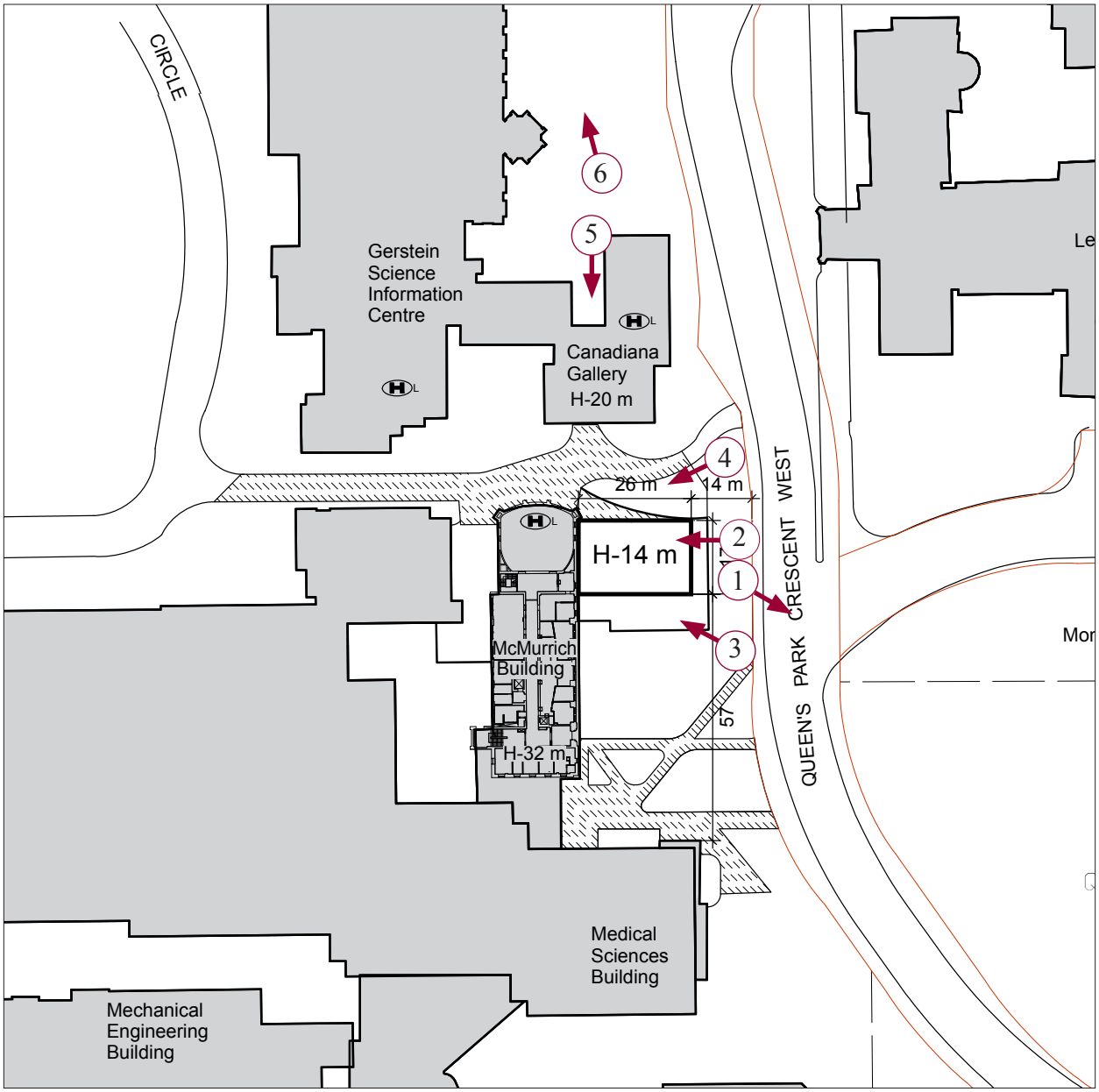
Discounted Envelope:	(above grade):	630
	(below grade):	0
less Area to be Demolished:		0
Net Site Increase:		630 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	1,127
	(below grade):	0
less Area to be Demolished:		0
Net Site Increase:		1,127 gsm

SITE 19: 12 Queen's Park Crescent West

Context Plan with Proposed Envelope:



Proposed Envelope

Existing Building

Service/Pedestrian Walkway

Heritage Building (Listed)

Heritage Building (Designated)

City Setback/Property Line

Photo marker

Site Photos:

View east to Queen's Park Crescent West from site

McMurrich Building existing service court (development site)

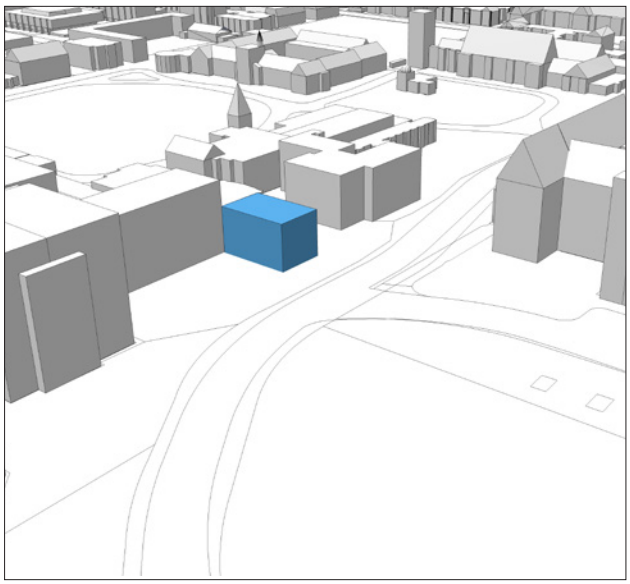
Existing service court, northwest view

East facade of McMurrich Building

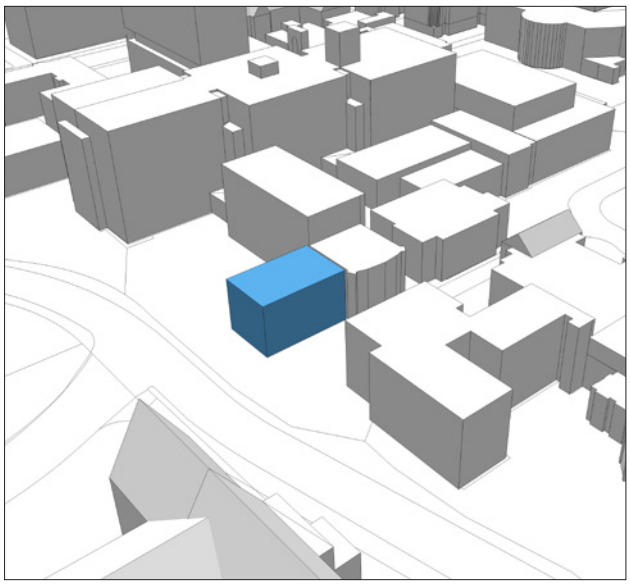
View through Canadiana Building walkway towards site

Morrison Pavillion pathway connects Hart House Circle to site

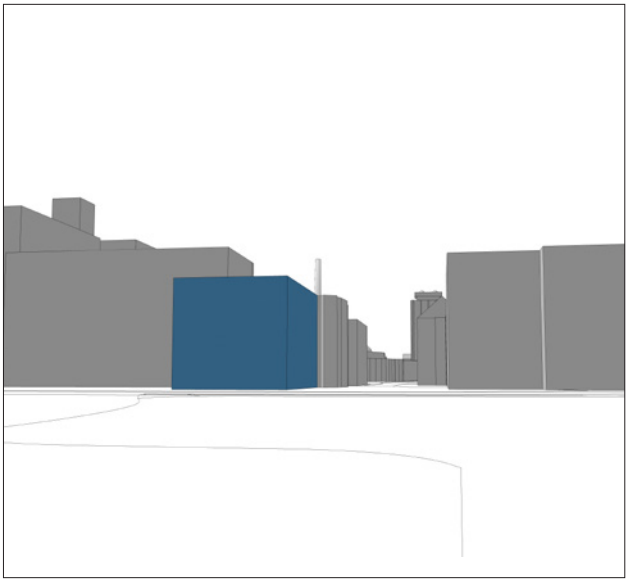
Additional 3D Views (Proposed Envelope):



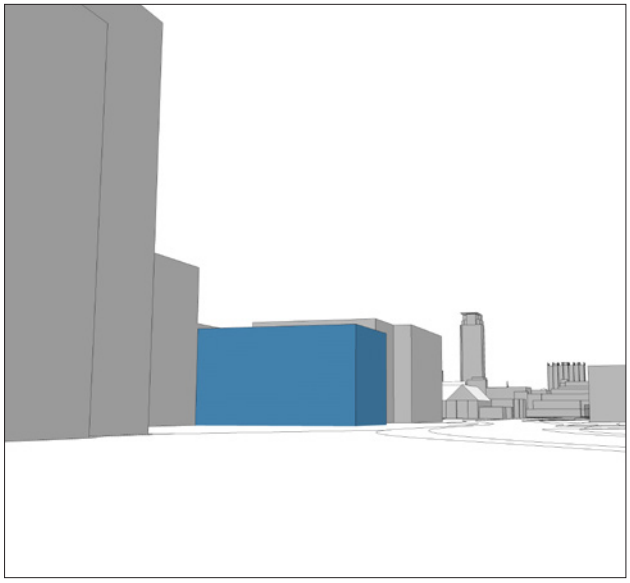
View toward northwest



View toward southwest

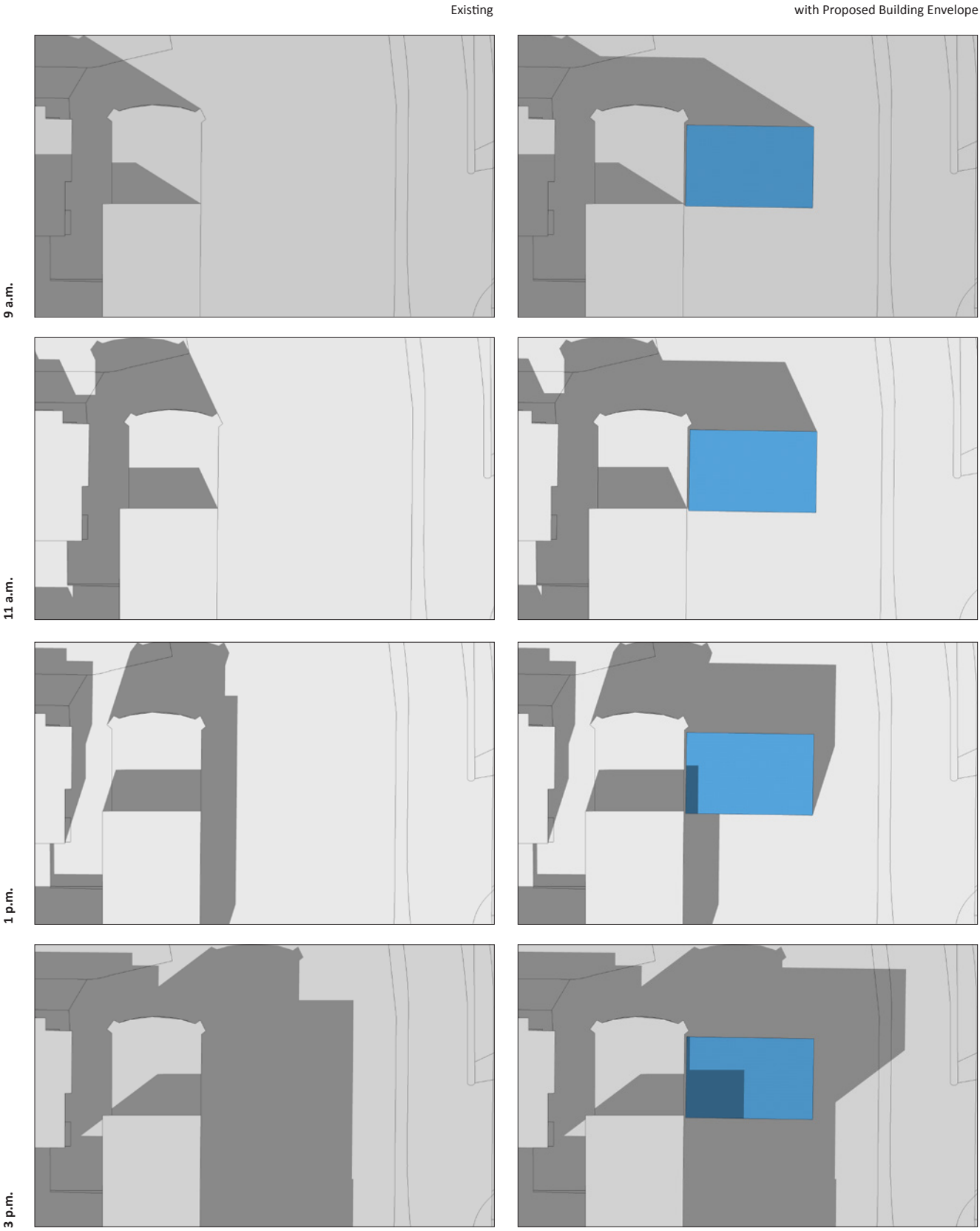


View west from Queen's Park

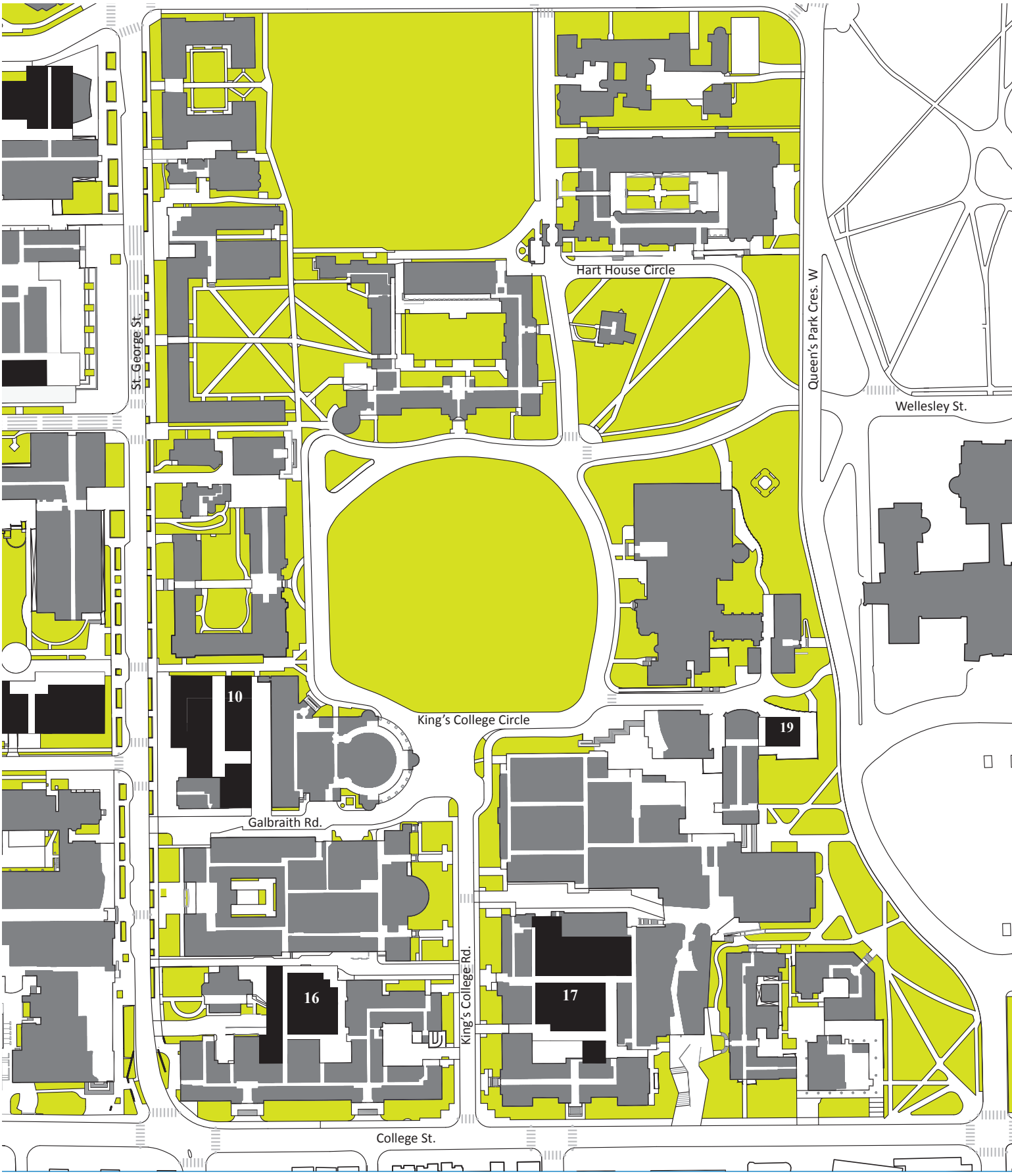


View looking north along Queen's Park Crescent

Shadow Study (September 21):



Southeast Sector Summary



Pedestrian Circulation Plan (Nolli) with Development Sites

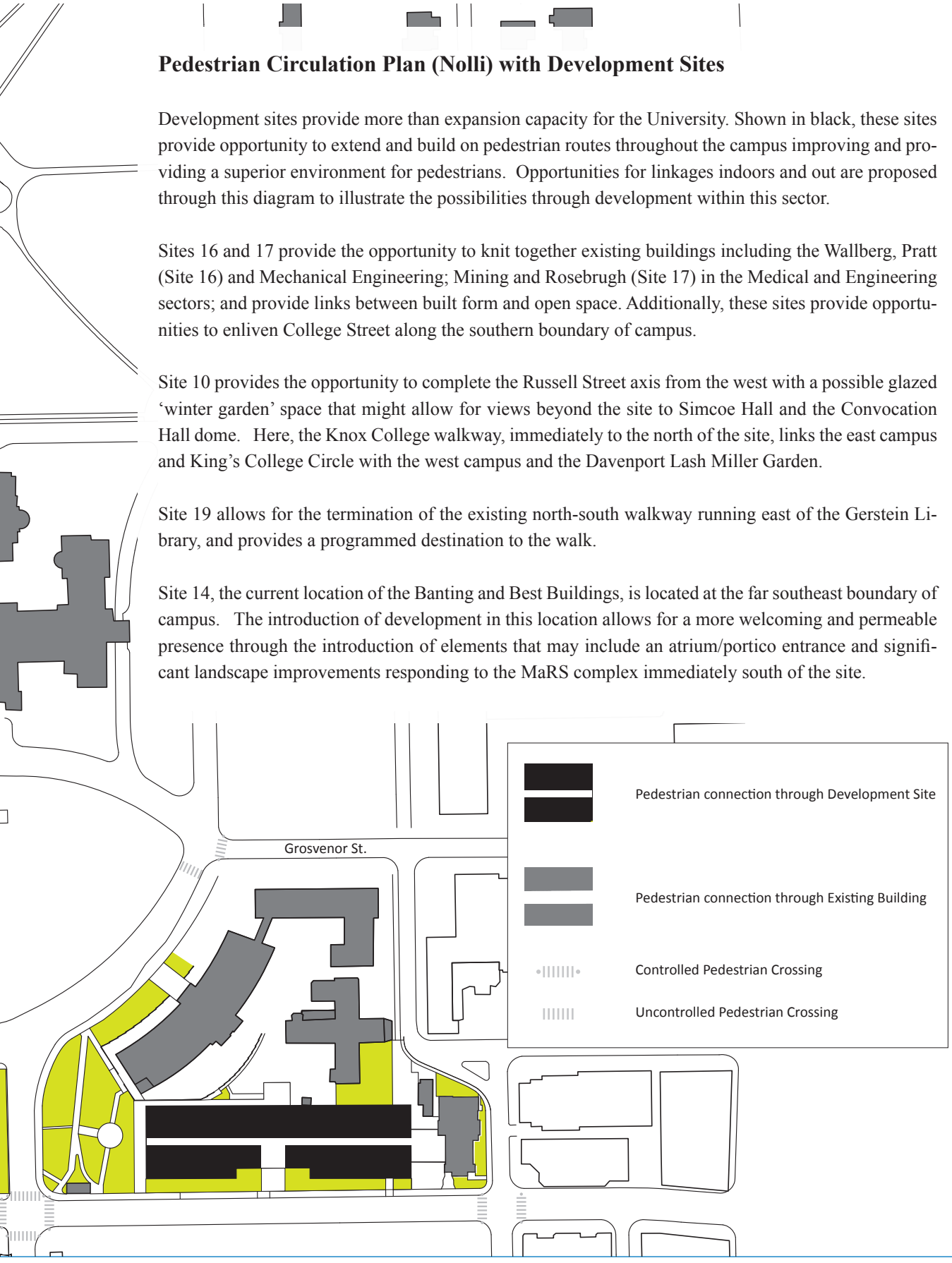
Development sites provide more than expansion capacity for the University. Shown in black, these sites provide opportunity to extend and build on pedestrian routes throughout the campus improving and providing a superior environment for pedestrians. Opportunities for linkages indoors and out are proposed through this diagram to illustrate the possibilities through development within this sector.

Sites 16 and 17 provide the opportunity to knit together existing buildings including the Wallberg, Pratt (Site 16) and Mechanical Engineering; Mining and Rosebrugh (Site 17) in the Medical and Engineering sectors; and provide links between built form and open space. Additionally, these sites provide opportunities to enliven College Street along the southern boundary of campus.

Site 10 provides the opportunity to complete the Russell Street axis from the west with a possible glazed 'winter garden' space that might allow for views beyond the site to Simcoe Hall and the Convocation Hall dome. Here, the Knox College walkway, immediately to the north of the site, links the east campus and King's College Circle with the west campus and the Davenport Lash Miller Garden.

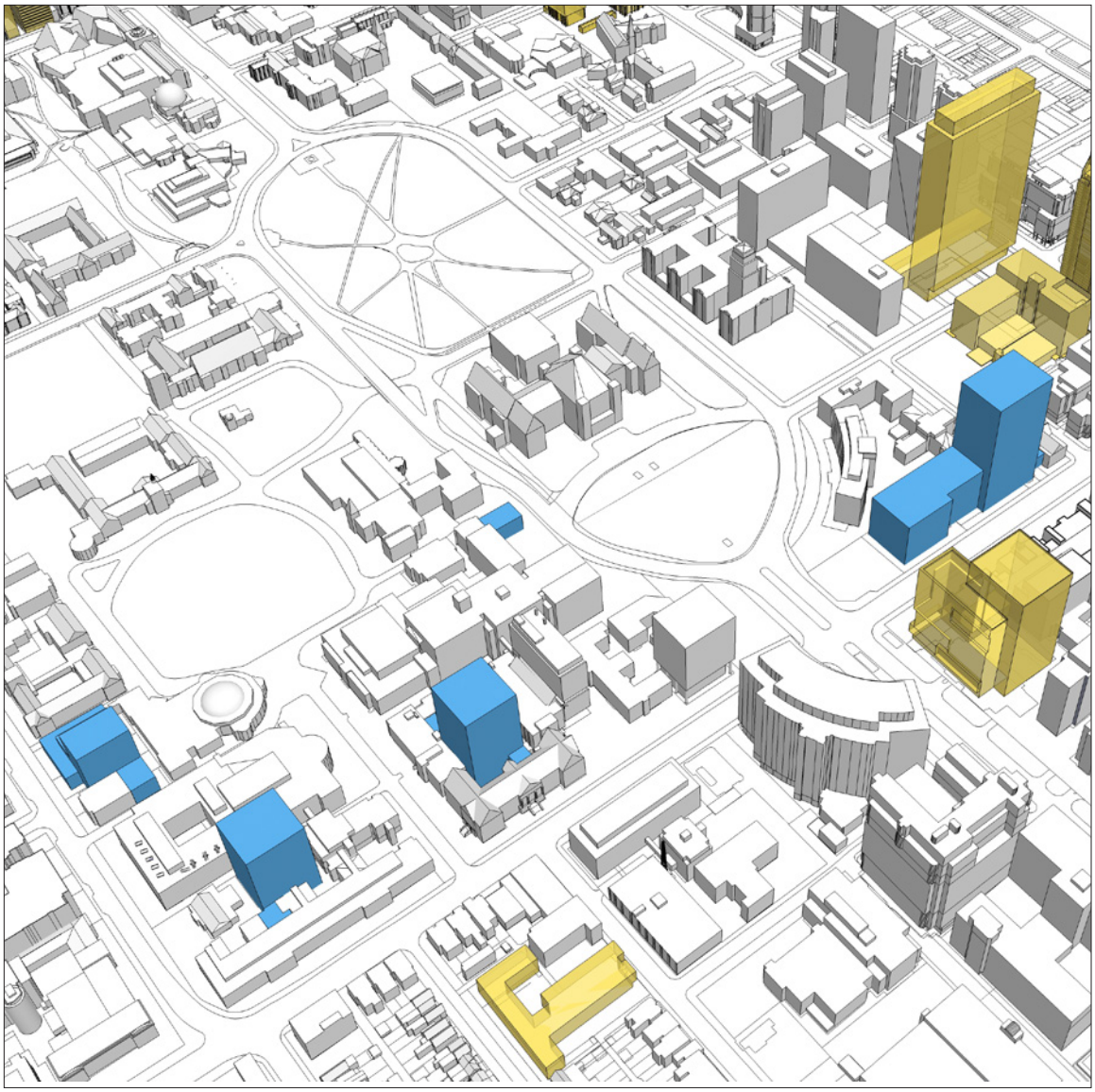
Site 19 allows for the termination of the existing north-south walkway running east of the Gerstein Library, and provides a programmed destination to the walk.

Site 14, the current location of the Banting and Best Buildings, is located at the far southeast boundary of campus. The introduction of development in this location allows for a more welcoming and permeable presence through the introduction of elements that may include an atrium/portico entrance and significant landscape improvements responding to the MaRS complex immediately south of the site.



Southeast Sector Proposed Sites

Development sites proposed for the Southeast Sector of the St. George campus allow for the expansion of institutional program along the southern boundary of the campus. Each site provides opportunities to knit together existing program and buildings and a rationalization of servicing while providing opportunity for new and improved open space and pedestrian scale connections.



SE Sector Proposed Envelopes
Approved construction adjacent to campus

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 environs 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.

Queen Alexandra Gateway at Philosopher's Walk

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.

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

Priorities through 2030

King's College Road

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

Willcocks Street pilot "Walking Strategy" street closure

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

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.

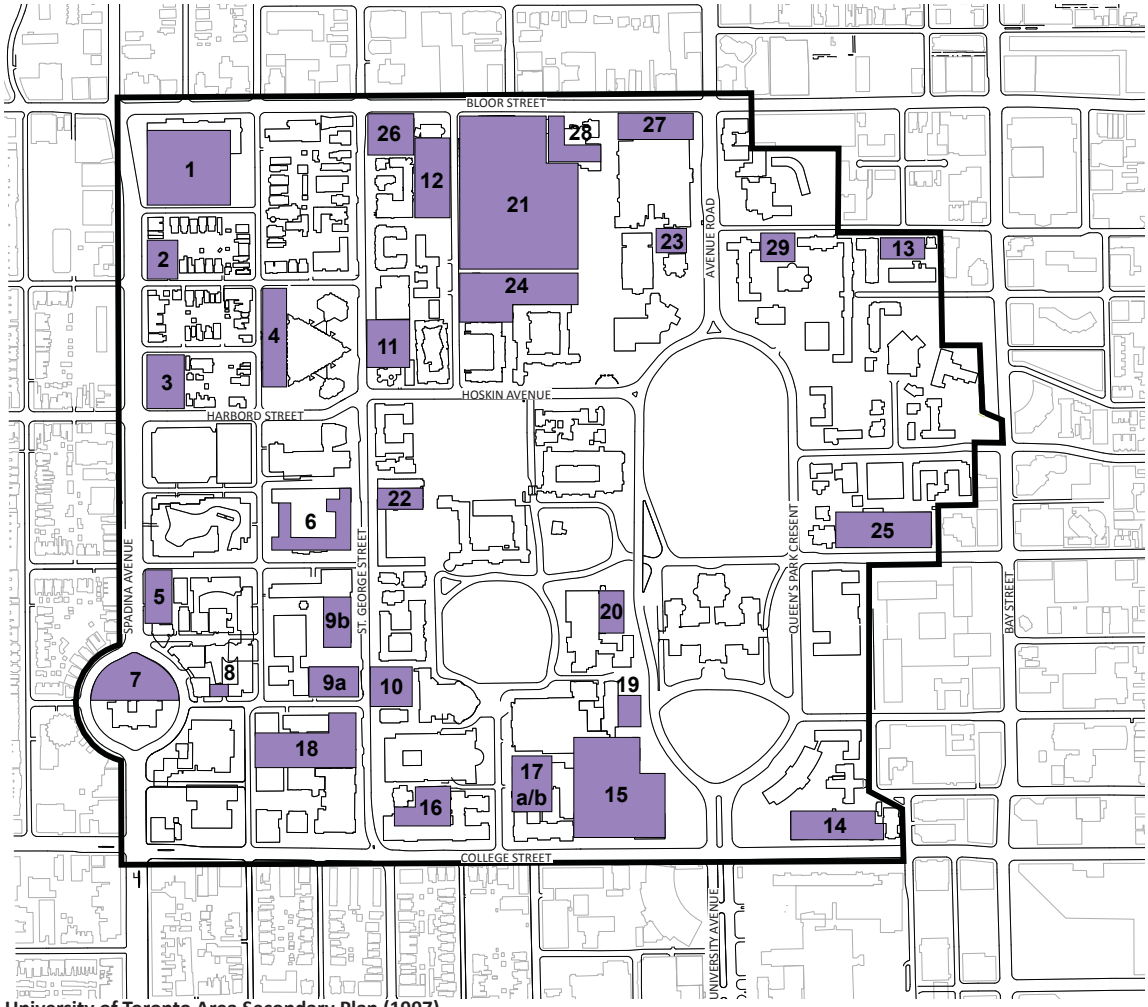
Hart House circle during orientation week

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)

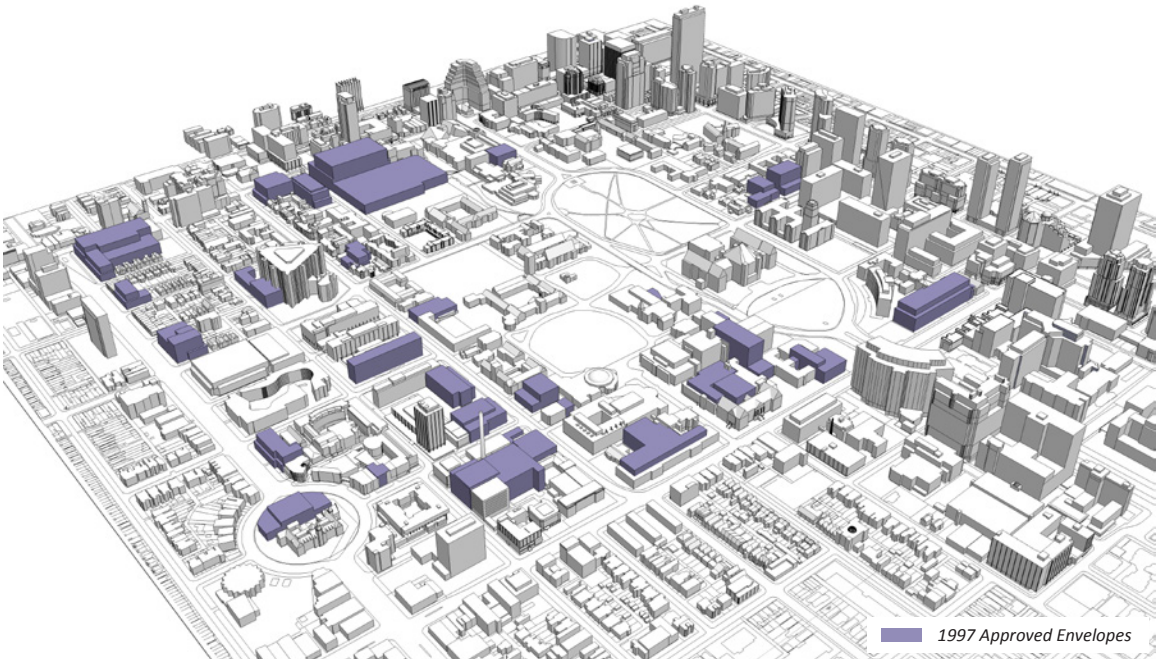
1997 Approved Development Sites
(under UofT ownership):

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)

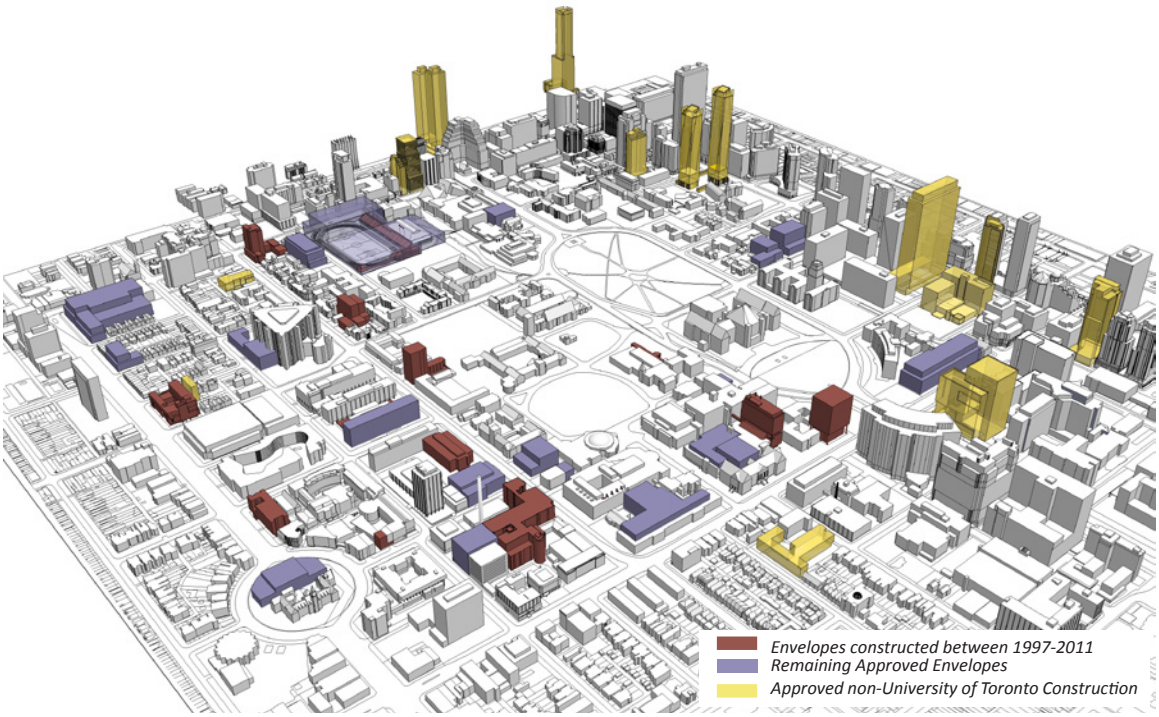
(not under UofT ownership in 1997):

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)

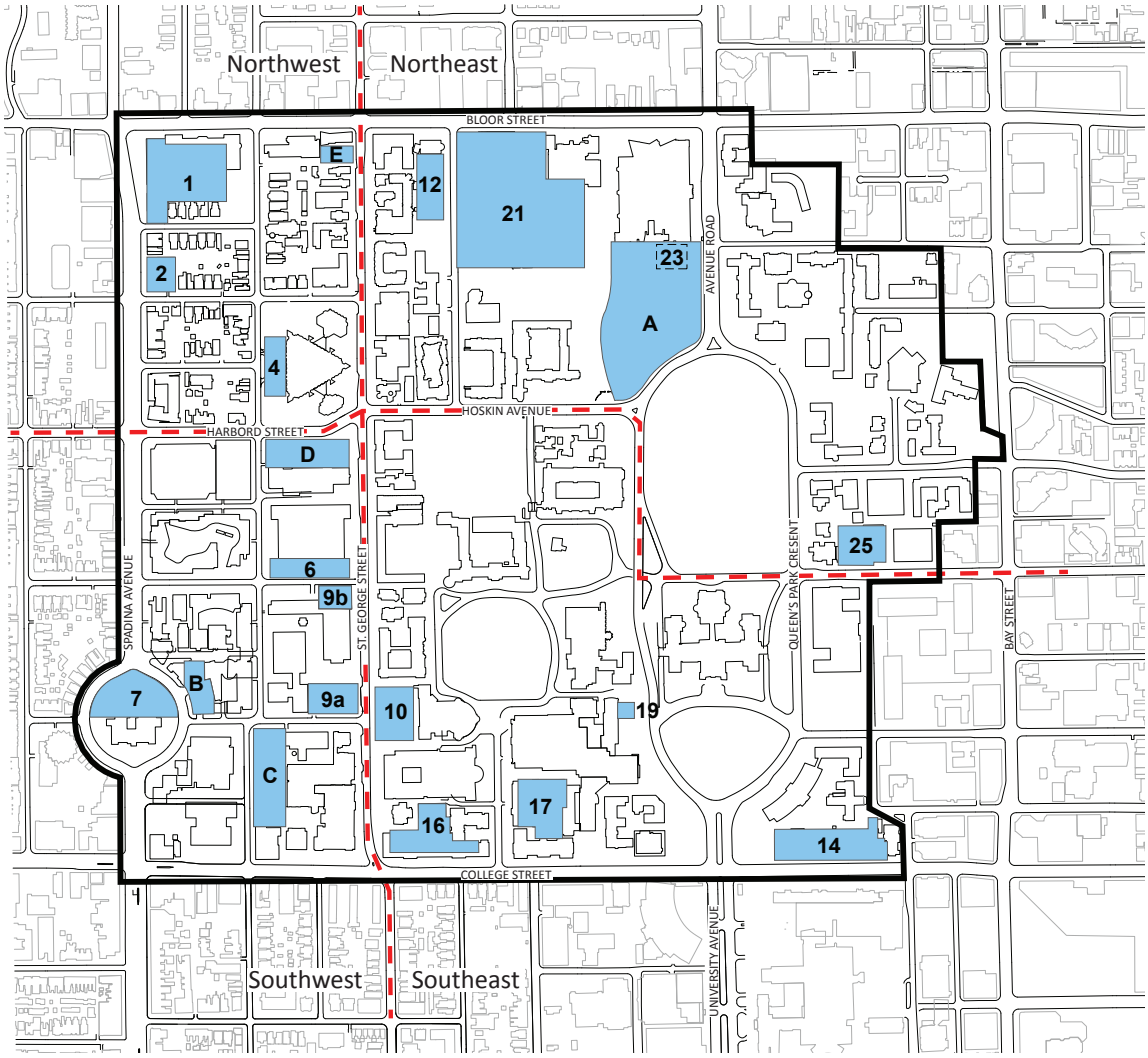
St. George Campus 1997 Approved Development Envelopes



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)

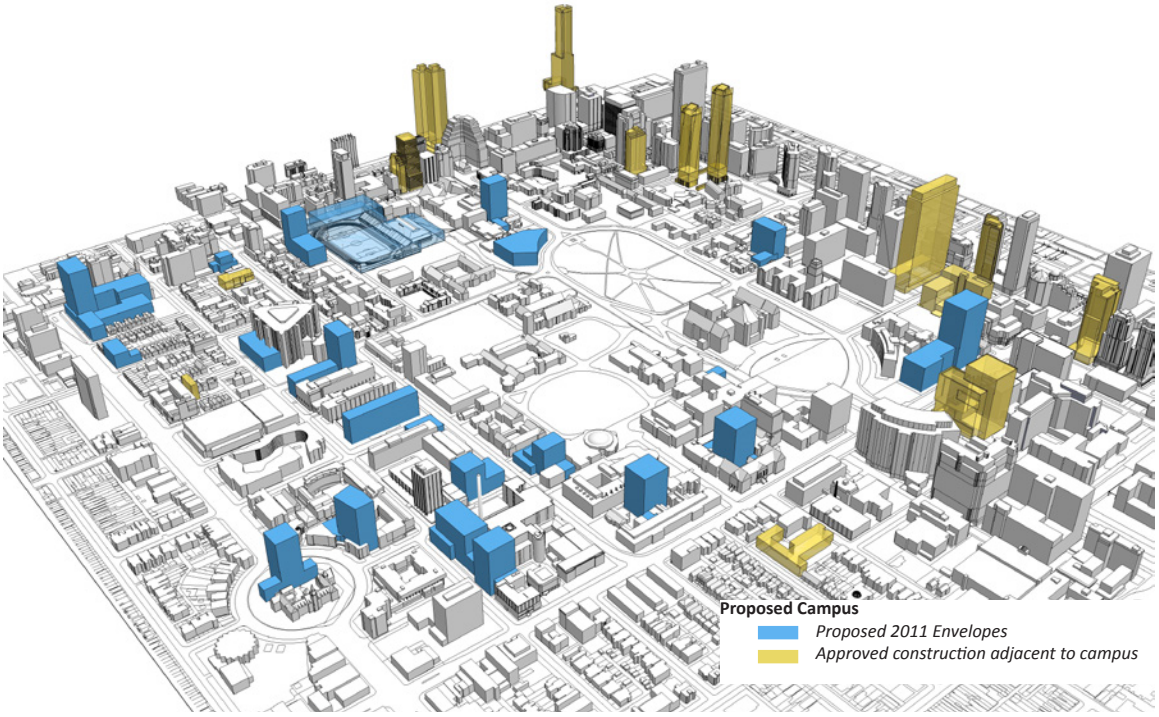
New Sites:
(under UofT ownership):
Site A (Site 23 and 78, 80, 84 Queen's Park Crescent)
Site B (487,563 Spadina)
Site C (Former site 18 and 215 Huron St, 19 Russell St.)
Site D (25 Harbord Street)
Site E (162 St. George Street)

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



Conclusions and Next Steps

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 Peffer	Senior Planner
Sarah Birtles	Planner
Lisa Neidrauer	Planner
Alan Webb	Planner
Brian Greguol	Intern

Design Review Committee:

Andrew Arifuzzaman	Brigitte Shim
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.*

Liaison Committee:

Andrew Baines	Annex Residents' Association
Robert Brown	Annex Residents' Association
Helen Coombs	City Planner, City of Toronto *(is Marian Prejel listed as Helen's replacement on the Committee?)*
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:

Julian Binks	Manager, Project Planning, Capital Projects, Real Estate Office
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

Adam Awad	President, UTSU
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
Ken Davy	Part-time Undergraduate Student, Governing Council
Adrienne De Francesco	Assistant Dean and Director of the Office of Infrastructure Planning, Faculty of Arts & Science
Lucy Fromowitz	Assistant Vice-President, Student Life
Bruce Kidd	Dean, Faculty of Physical Education & Health

Rosanne Lopers Sweetman	Chief Administrative Officer, Faculty of Physical Education & Health
Steve Miszuk	Director, Planning and Infrastructure, Faculty of Applied Science & Engineering
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.