



UNIVERSITY OF
TORONTO

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

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.

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Framework

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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 through 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.

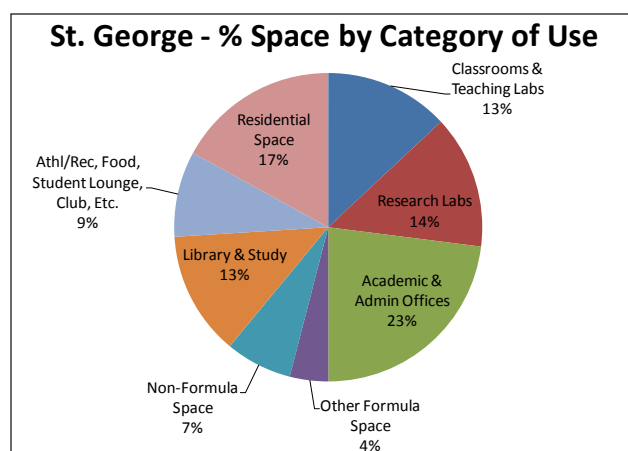


Table 1

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.

Measuring Need

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 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.

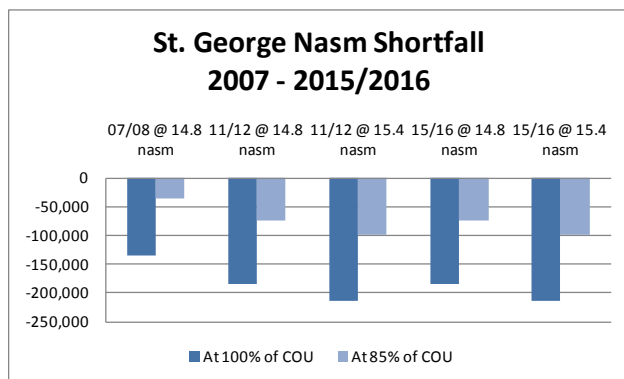


Table 2

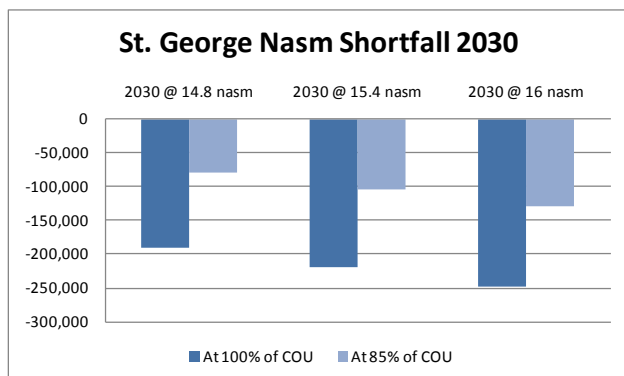


Table 3

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.

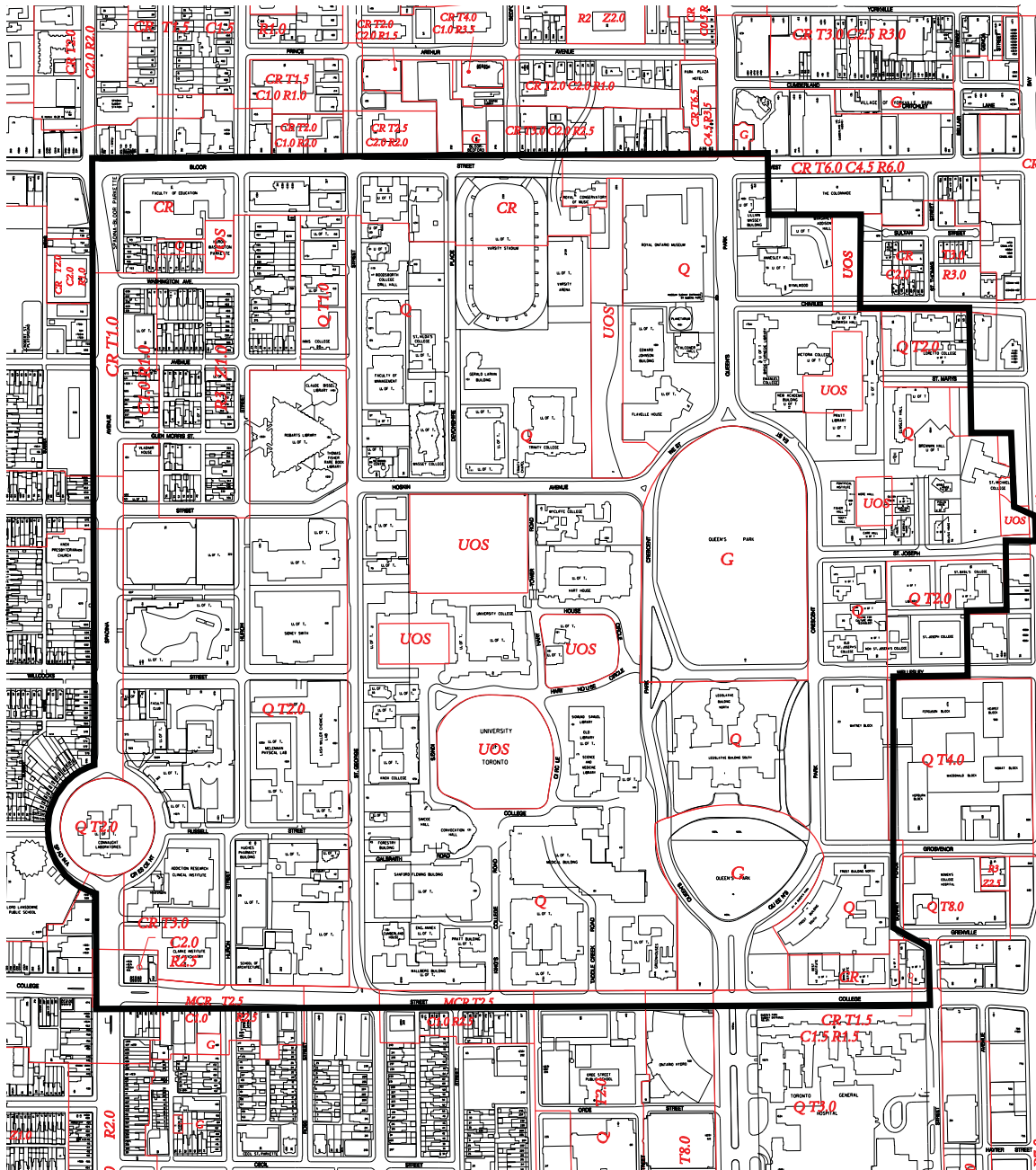
On the St. George campus approximately 595,000 nasm, or 81% of building facilities are at least 30 years old. This benchmark incorporates several important factors: aging infrastructure; a level of deferred maintenance; and energy requirements that are changing with increased use of technology. Clearly, 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 prescribed 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

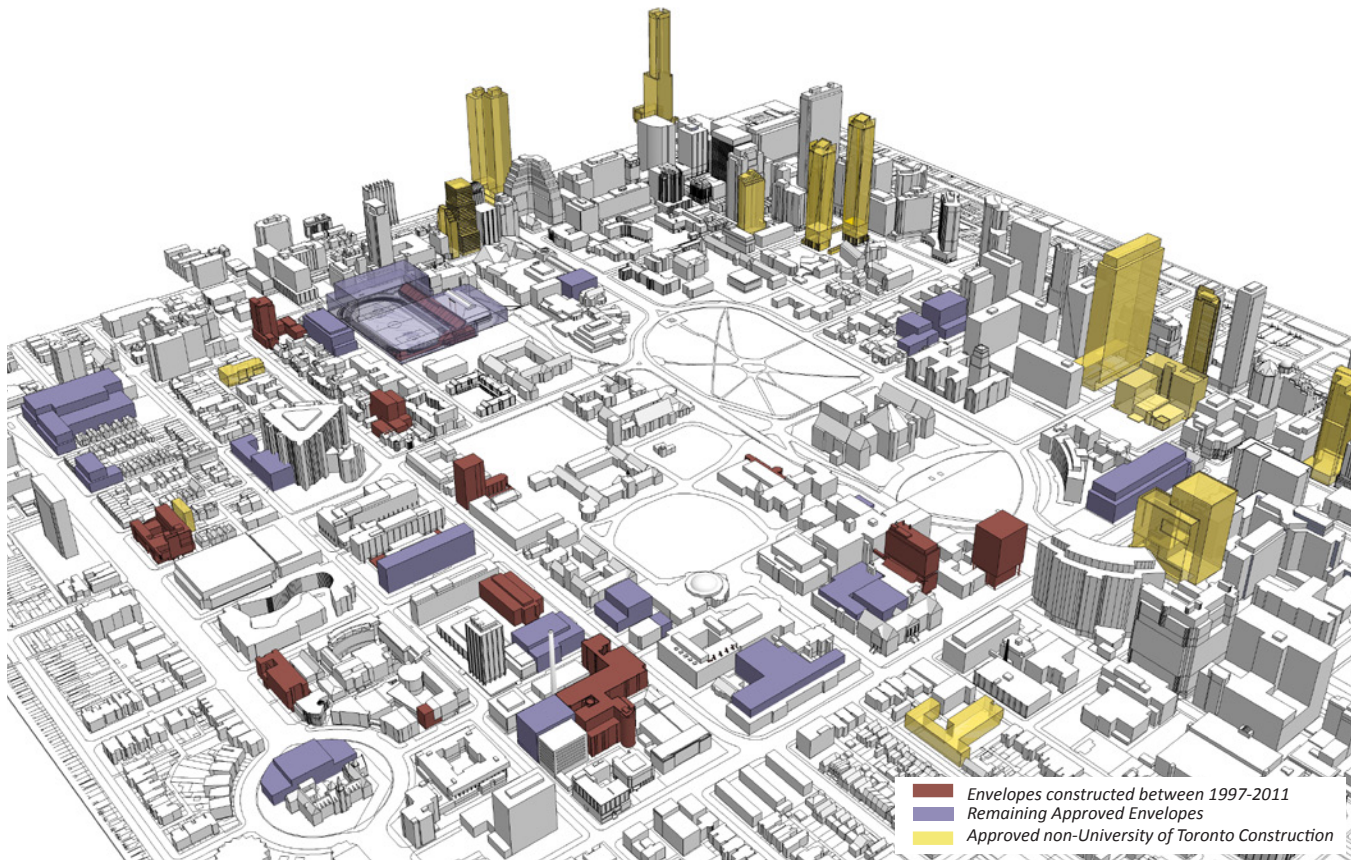
Throughout the last major expansion, to this day, the University has demonstrated leadership in maintaining a high level of excellence in architecture built in combination with memorable open spaces.

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 overarching 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.

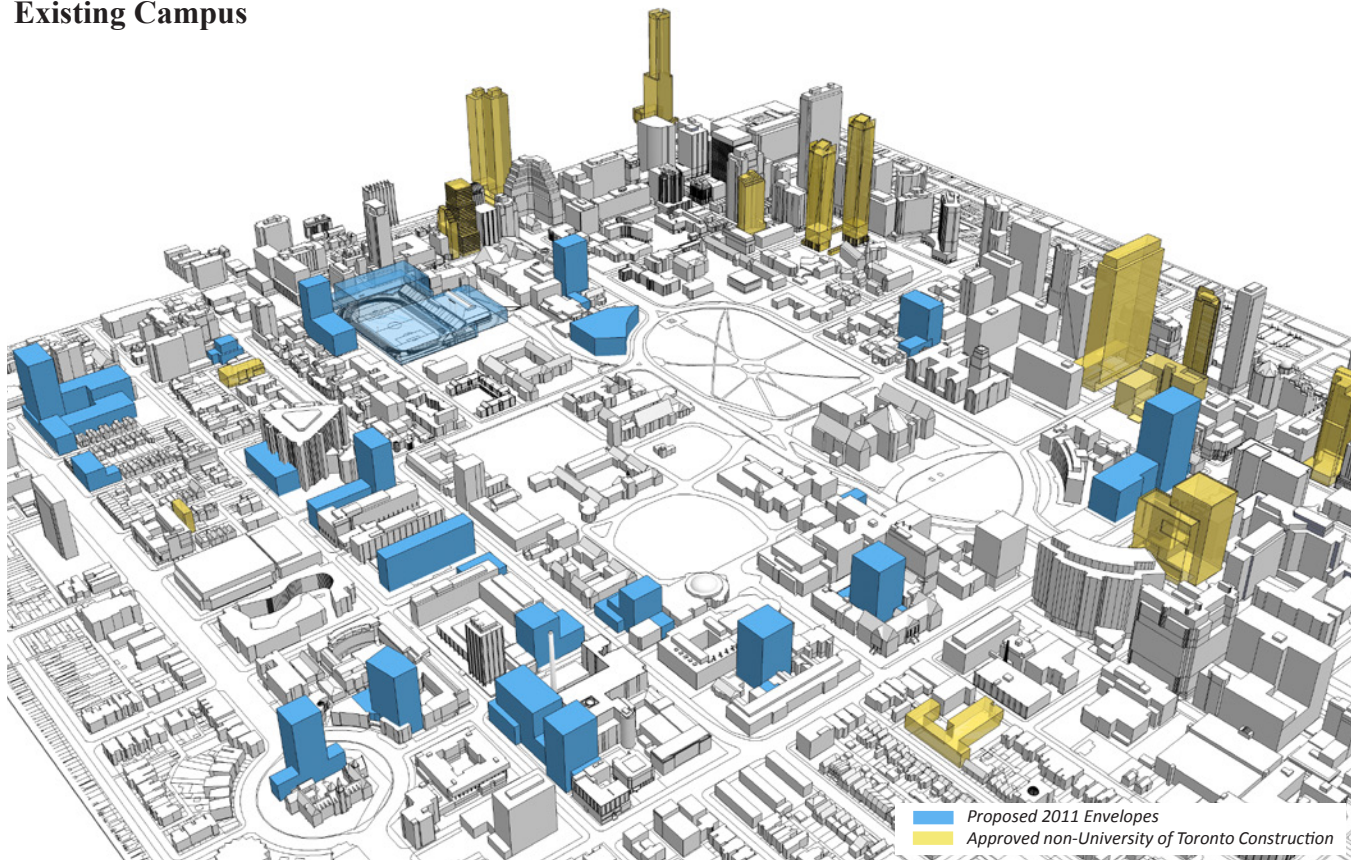
The relationship between the St George Campus and the surrounding city fabric, particularly at its periphery, continues to be an important factor in campus planning, both in terms of University and City policy. Over the course of the past year, the University has engaged in discussions with the internal 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.

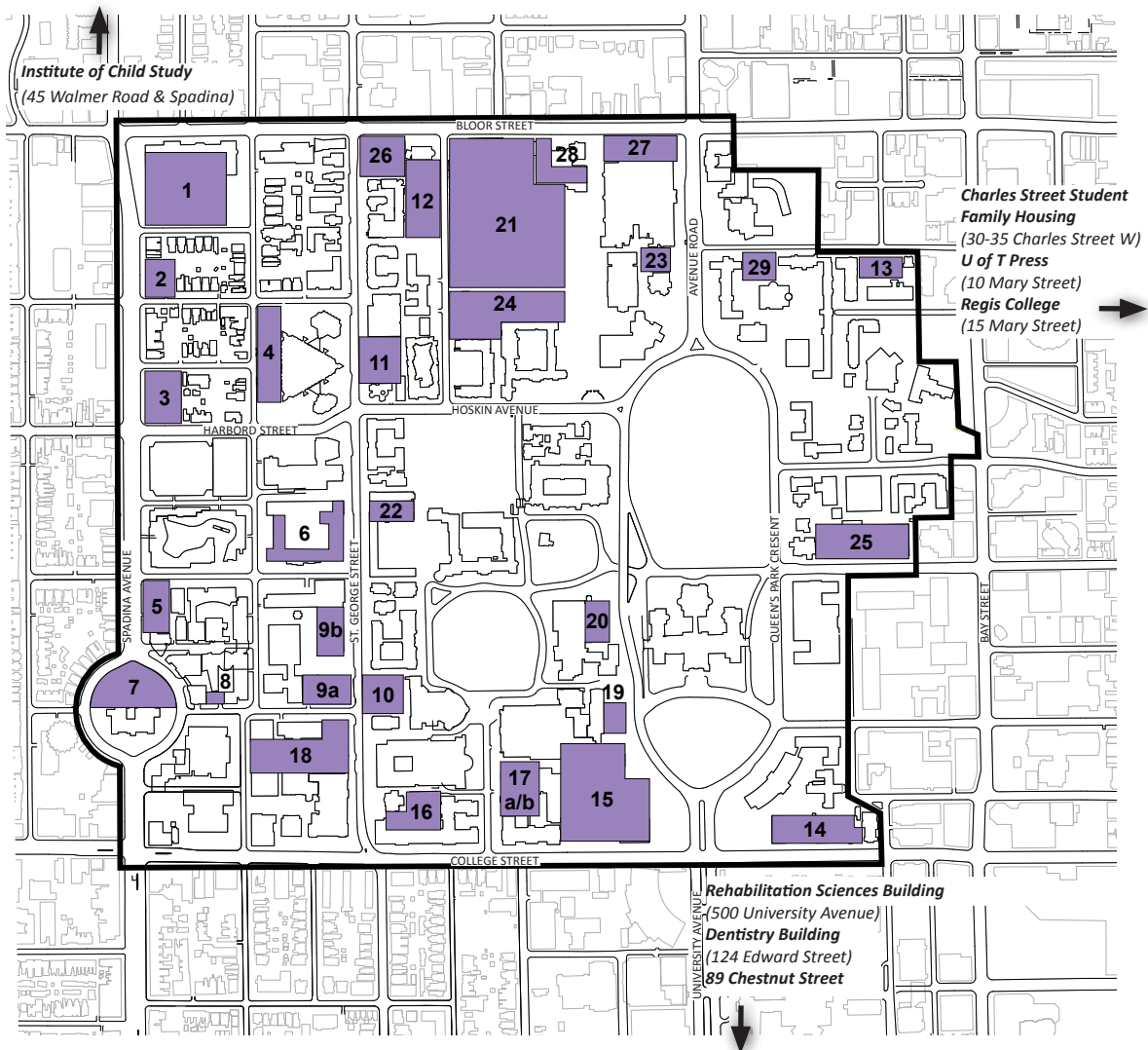
Modern, sound academic infrastructure is the foundation supporting quality educational experiences, growing university enrolment, and the leading edge research undertaken at Ontario's universities. The 2011 St. George Campus Master Plan is intended to create this framework.



Existing Campus



Proposed Campus



Development Sites

University of Toronto Area Secondary Plan (1997)

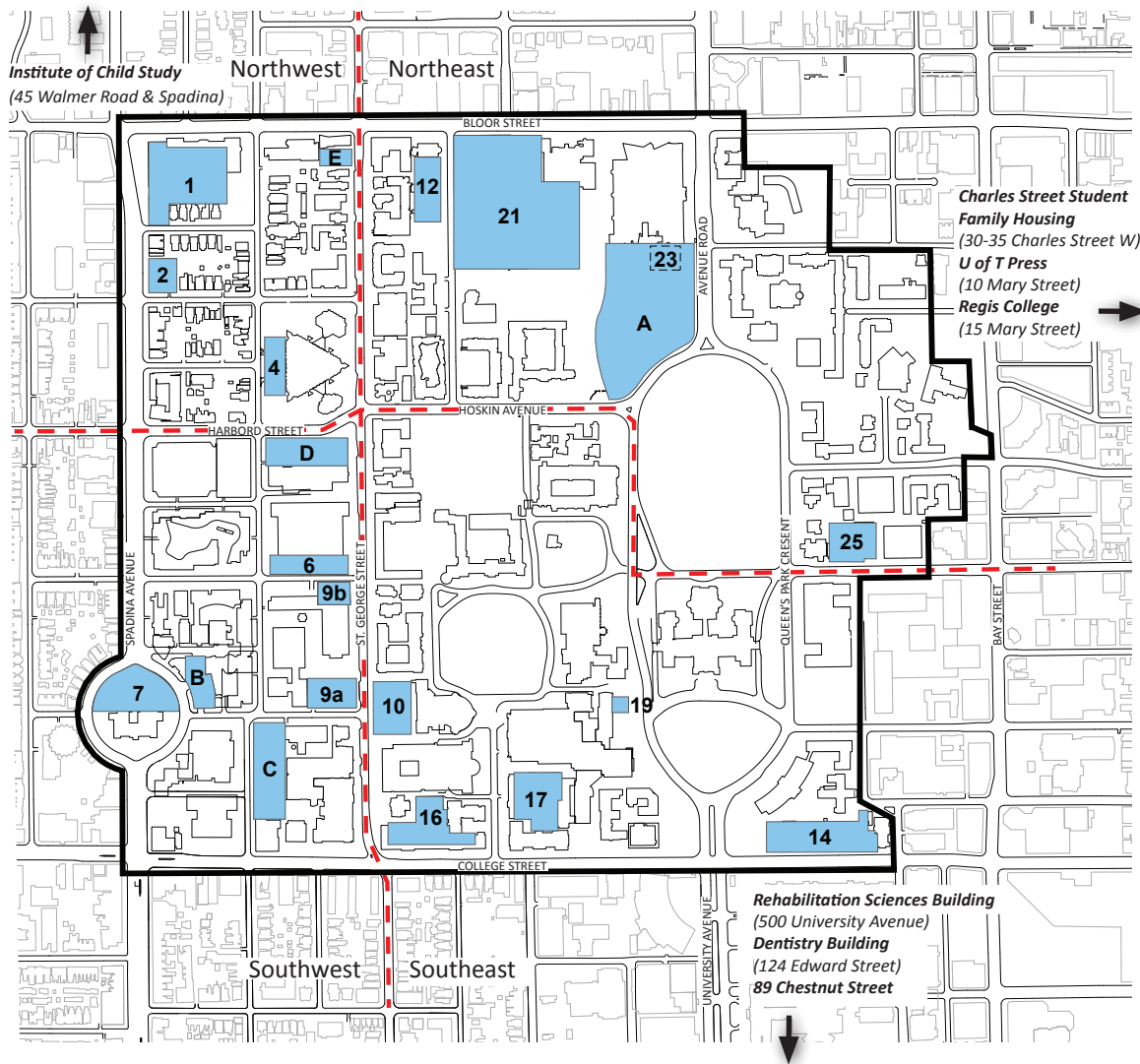
Approved development sites under U of T ownership:

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)

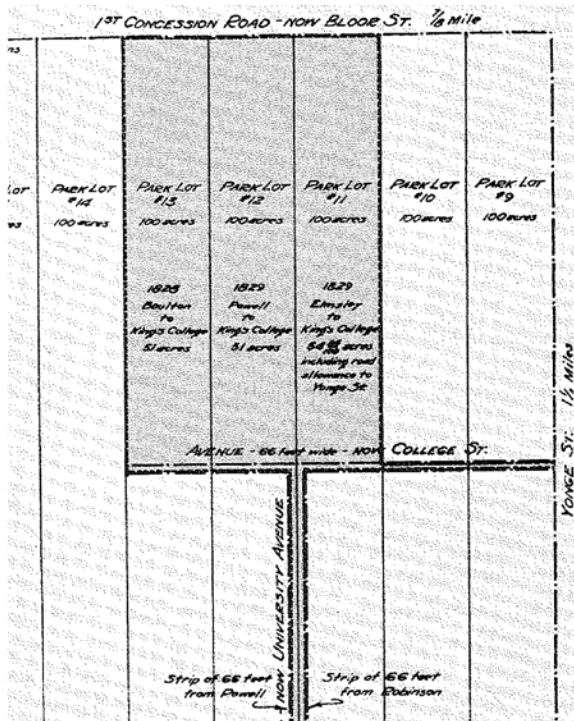
Existing revised sites under U of T ownership:

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.

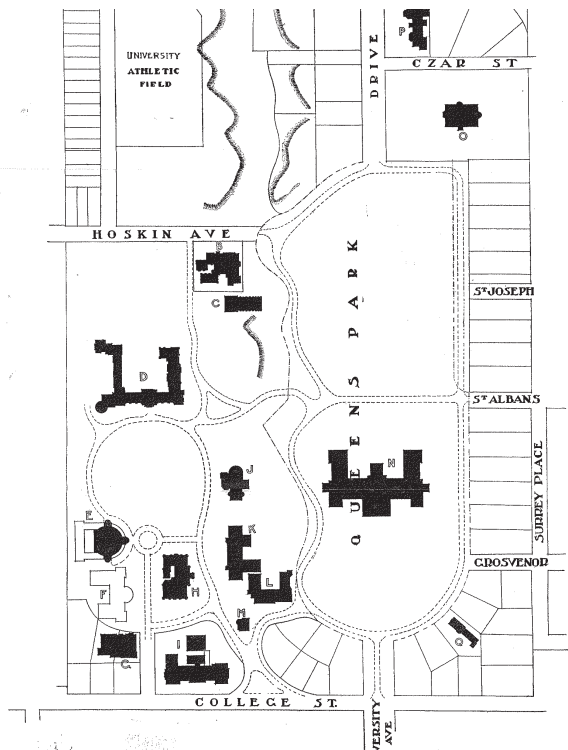
The historic campus sits on what was the original land grant for King's College. The area consisted of 150 acres of land beyond which lay what was then the town of York. Though obtained in 1828, construction on this land only began in 1842. Not long after, the campus shifted west to accommodate construction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

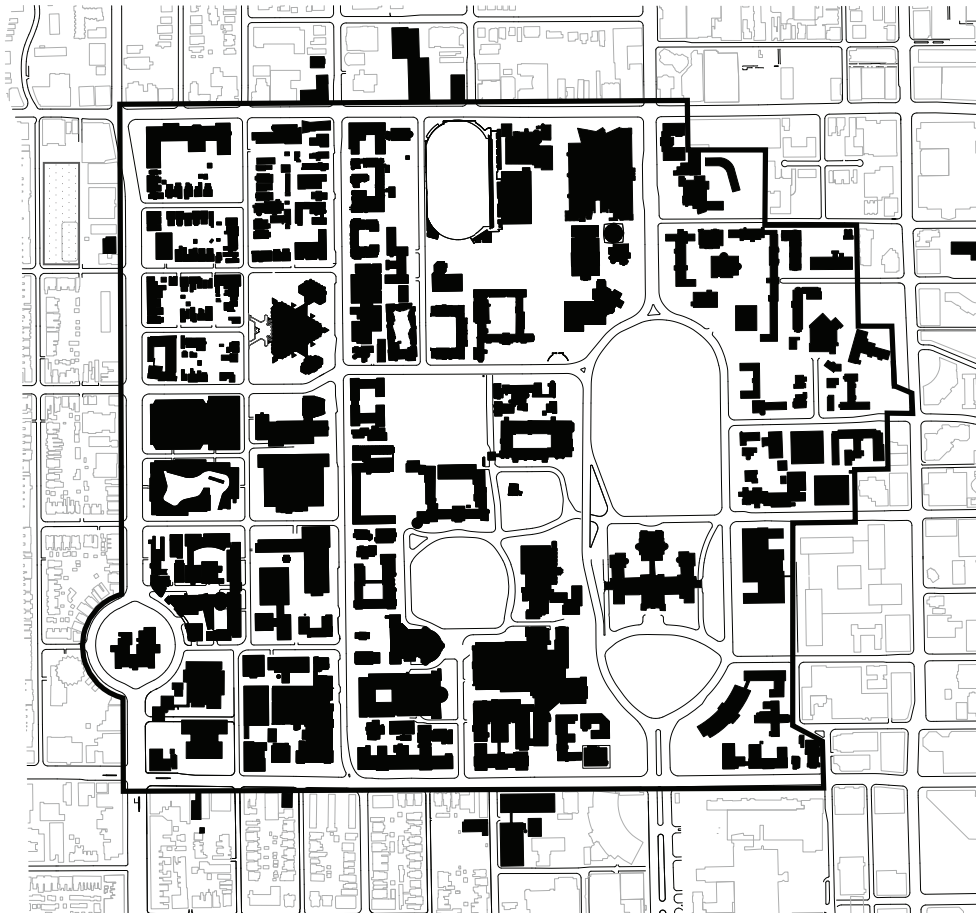
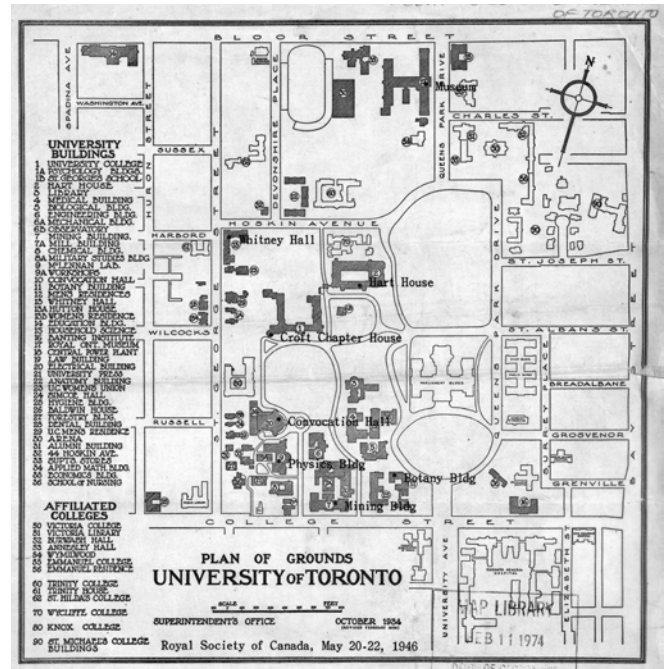
Ultimately, site-by-site development was carried out in response to space demands stemming from rapid growth. The open space concept was abandoned due to cost, and lack of funding. At the time, the St. George campus was



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

competing for government funding, which favored a number of new campuses in the province, including University of Toronto campuses in Mississauga 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 acquisition. Source: University of Toronto Map Library, 1974.

St. George Campus: Present day

Context and Surrounding Neighbourhoods



Clockwise from top left:

*OCAD University
Ontario Legislative Assembly
Royal Ontario Museum
Princess Margaret Hospital*



Institutional Context

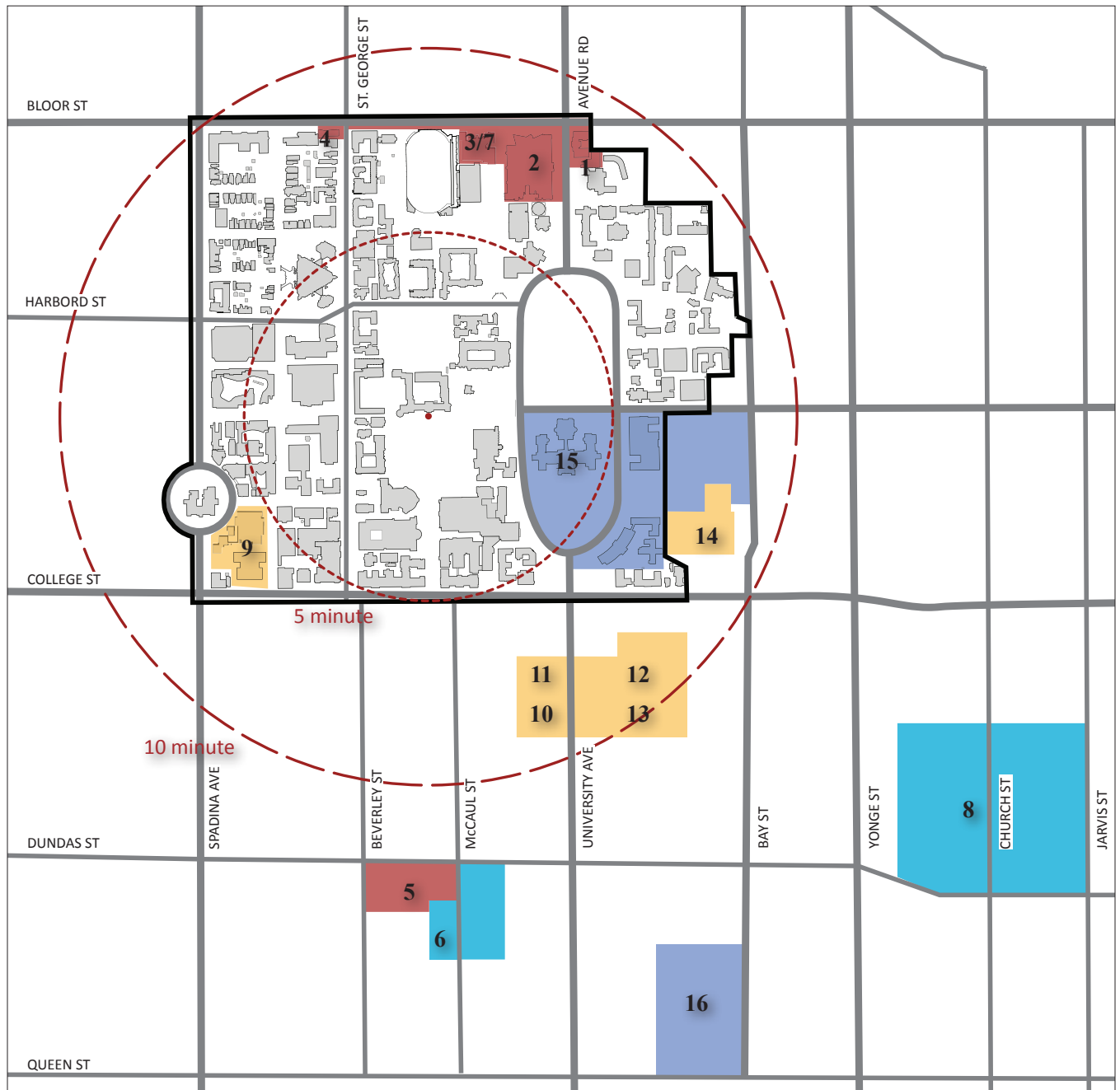
As an urban campus, the University of Toronto St. George campus is located side-by-side with a variety of neighbouring uses, including institutional, cultural, residential, commercial and health-care.

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

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

400m = 5 minute walk



Context and Surrounding Neighbourhoods



Chinatown



Annex Neighbourhood



Discovery District



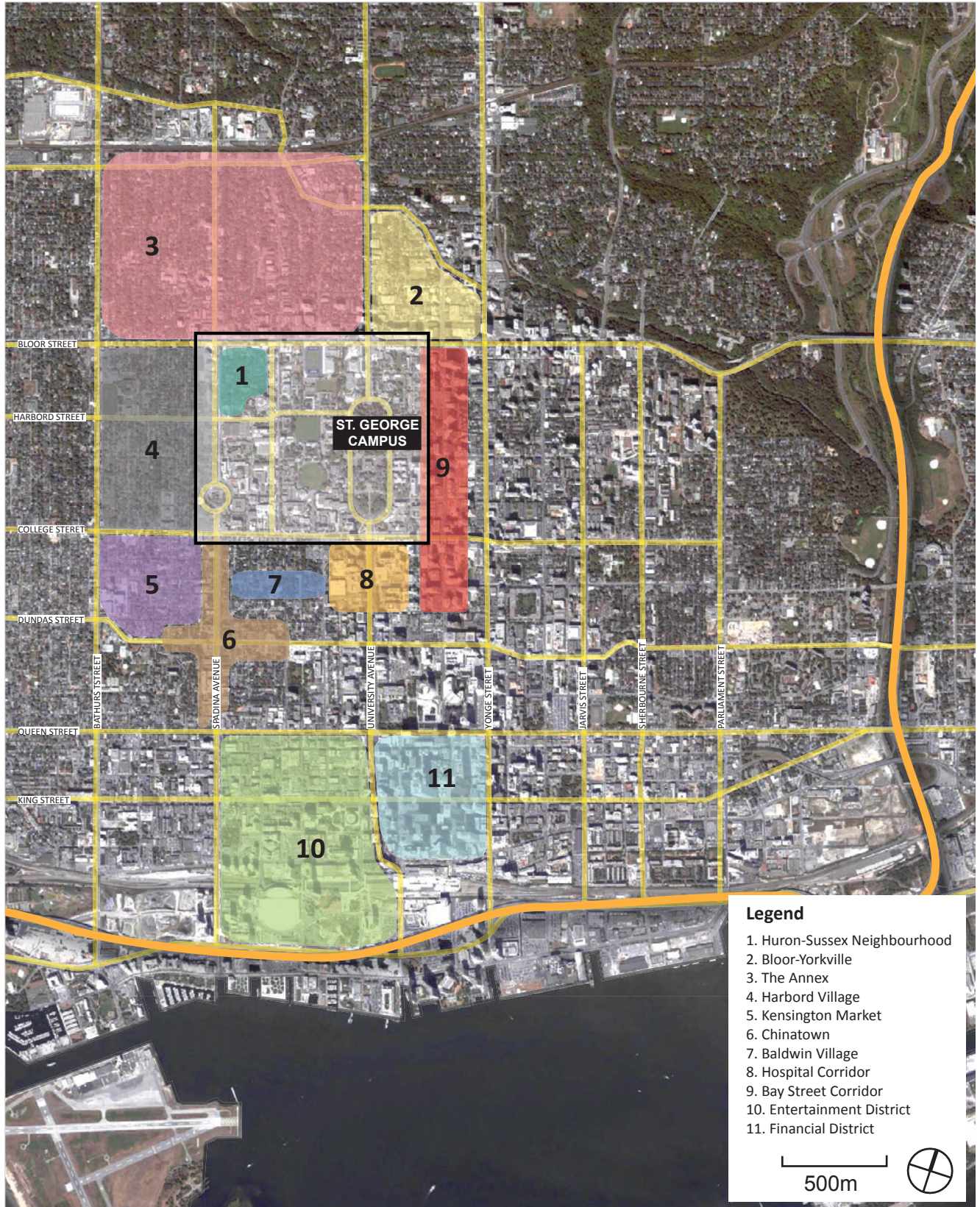
Yorkville Area



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.



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.

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.

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.



Grad House; view south on Spadina Avenue



Health Sciences Building; View east along College Street



CCBR entrance from College Street

Gateways/Vistas

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.

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.



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.



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

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.

Framework and Built Form



View to Earth Science Centre from Huron Street



One Spadina east facade from Russell Street



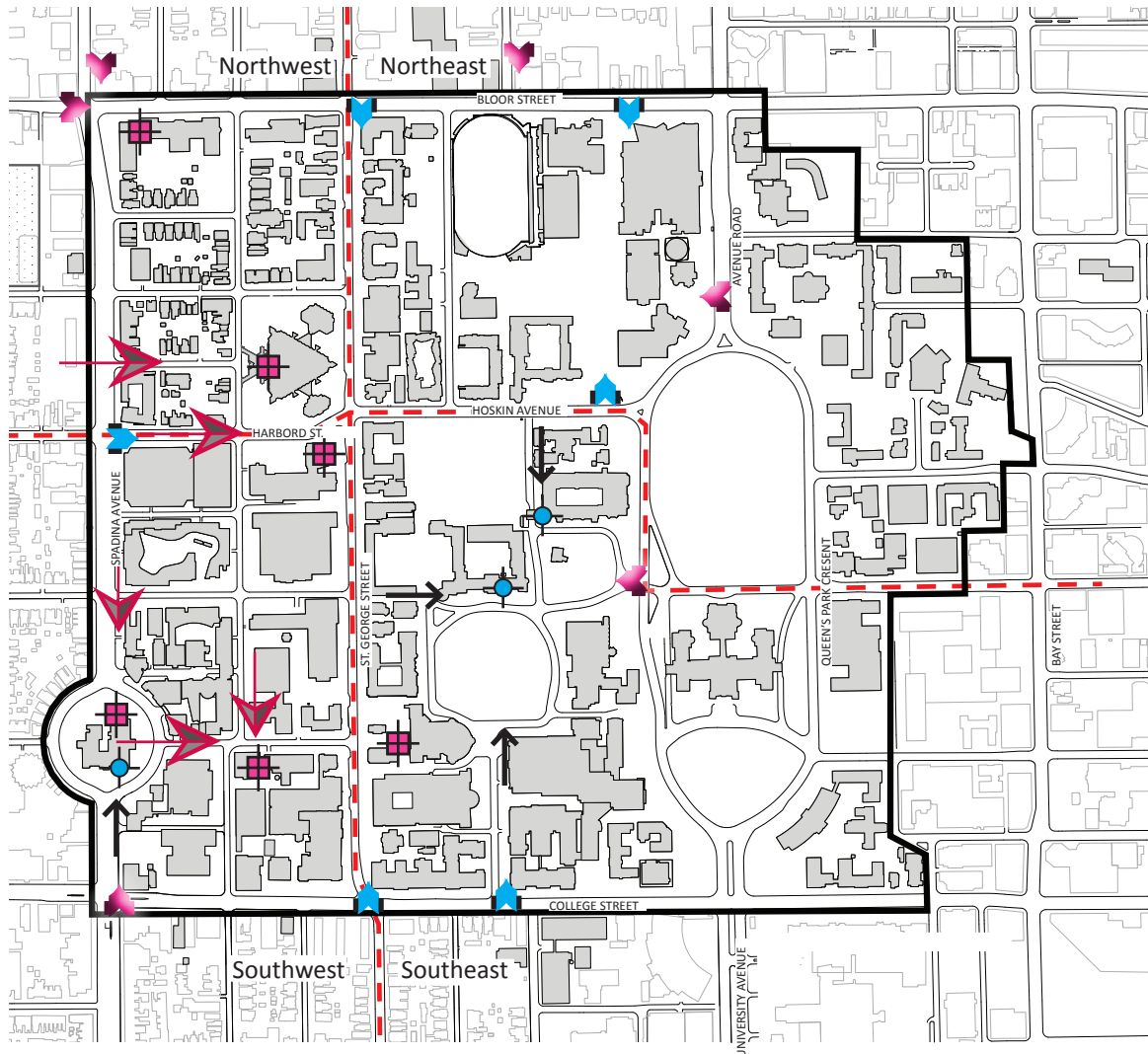
Entrance Gates; College Street and King's College Road



One Spadina Crescent looking north from College Street








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

Framework and Built Form



Massey College



New College



Wycliffe College



St. Michael's College



University College



Victoria College



Knox College



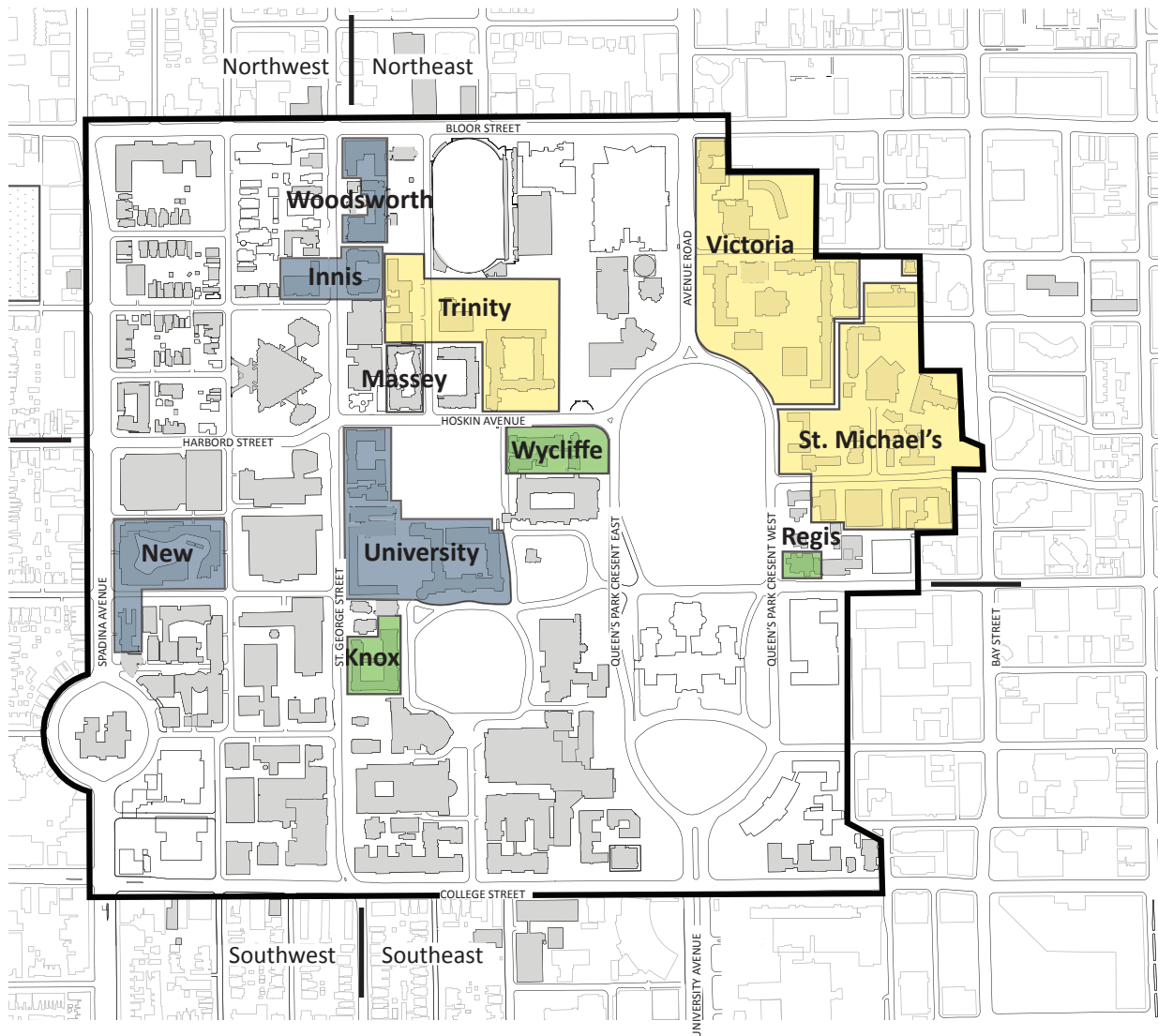
Woodworth College



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

Framework and Built Form



Hart House (1.)



Nona Macdonald Visitors Centre (2.)



Faculty of Music (3.)



Convocation Hall (4.)



Robarts Library (5.)



Soldier's Tower (6.)



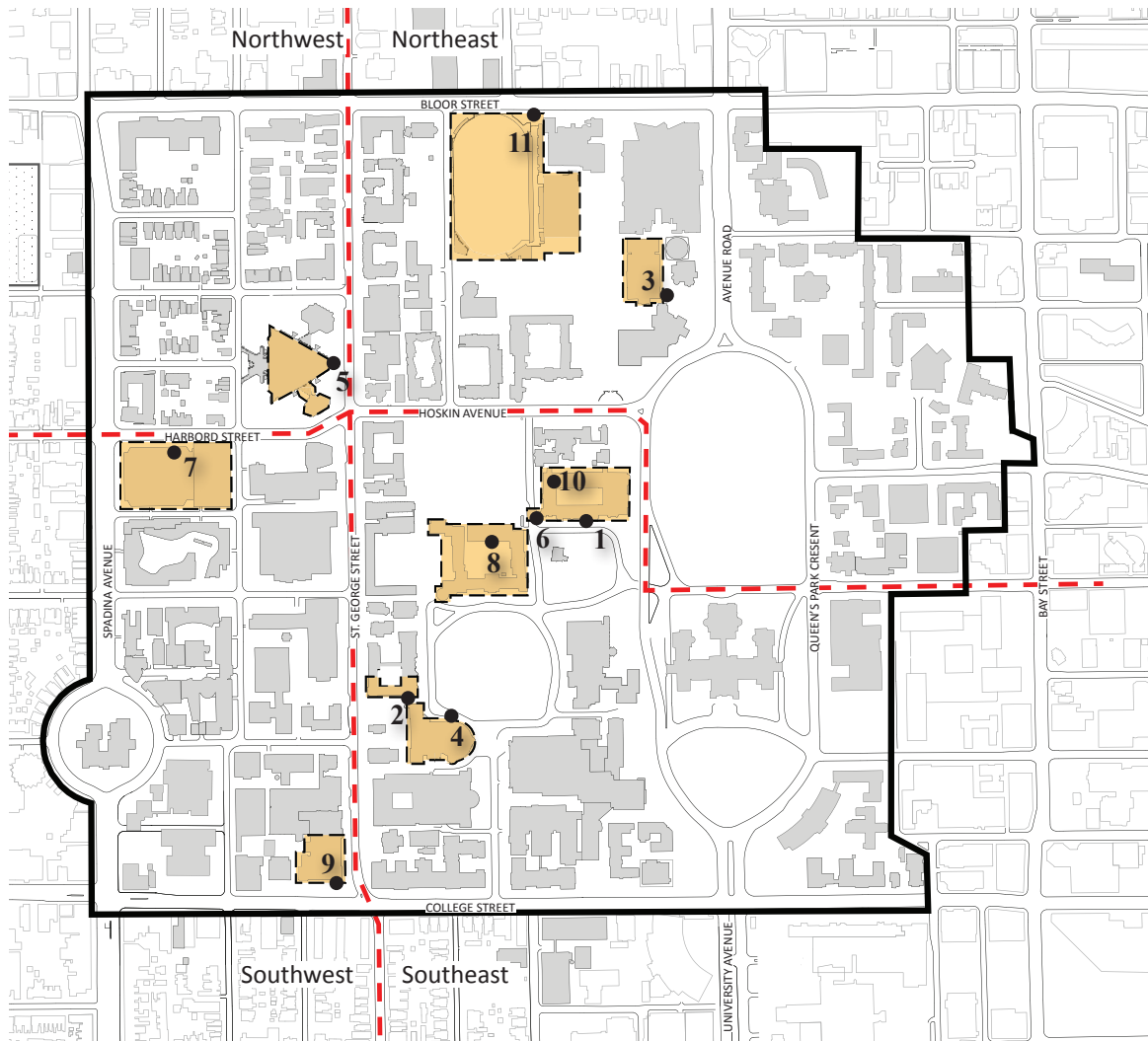
Athletic Centre (7.)



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. Roberts 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



Medical Sciences Building plaza



Varsity Stadium entrance and ticket booth

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.

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.

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 Institute 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.

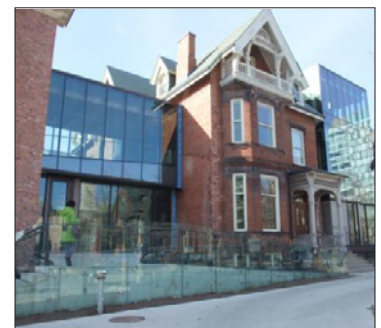


Varsity Stadium looking north to Bedford and Bloor Streets

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



Bahen Centre for Information Technology



Robarts Library



Accessible entrance to Hart House

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.

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.

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.

‘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.