

# Sites & Sectors

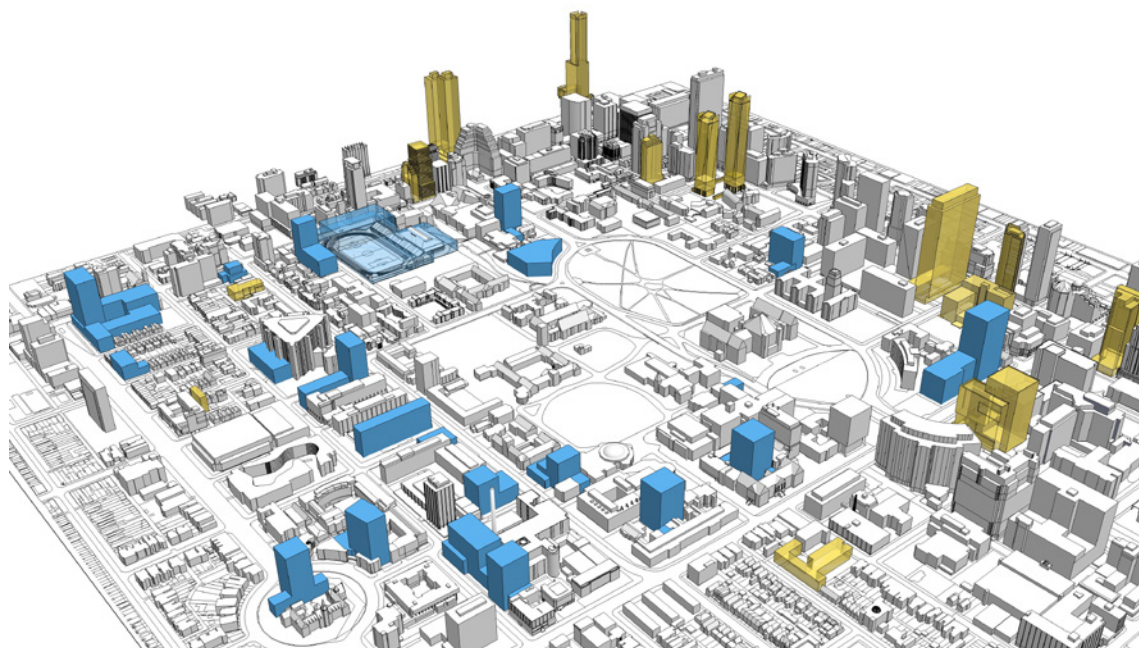
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Of the 23 initial development sites on the St. George Campus, 14 remain. Opportunities for expansion, through balanced intensification, infill and strategic renewal exist within the University precinct on University land.

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 development 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)			Net New Proposed Area GSM (discounted)			
				Above Grade	Below Grade	Total	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
<b>Subtotal (Existing Sites)</b>			<b>277,663</b>	<b>393,099</b>	<b>42,761</b>	<b>435,860</b>	<b>63,524</b>	<b>329,575</b>	<b>42,761</b>	<b>372,336</b>
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
<b>Subtotal (New Proposed Sites)</b>				<b>130,720</b>	<b>15,860</b>	<b>146,580</b>	<b>36,597</b>	<b>94,123</b>	<b>15,860</b>	<b>109,983</b>
<b>TOTAL (existing and proposed sites)</b>				<b>523,819</b>	<b>58,621</b>	<b>582,440</b>	<b>100,121</b>	<b>423,698</b>	<b>58,621</b>	<b>482,319</b>

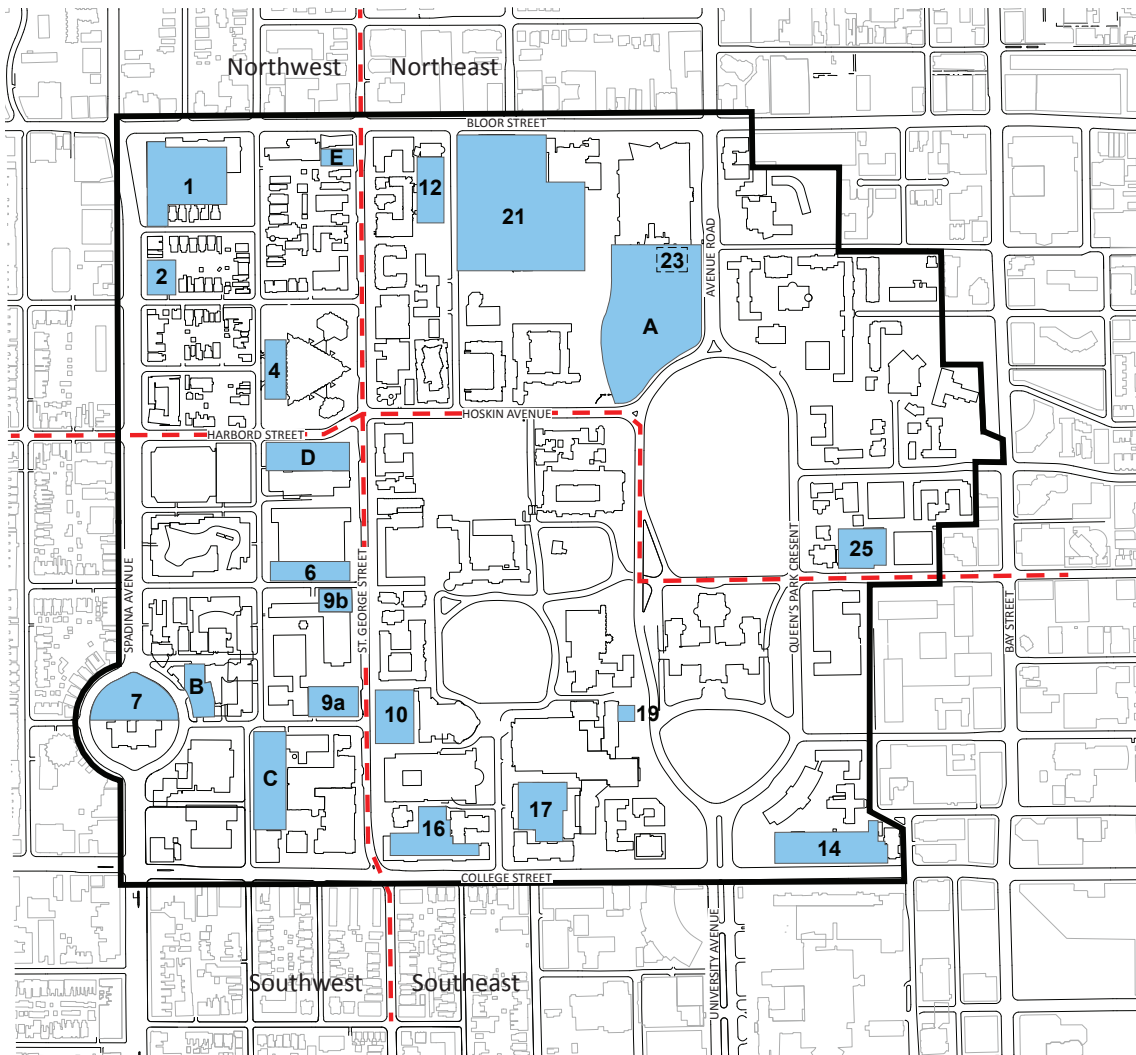
Definitions:

*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

Site 12

Site 21

Site 25

Site A

Summary





## 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.

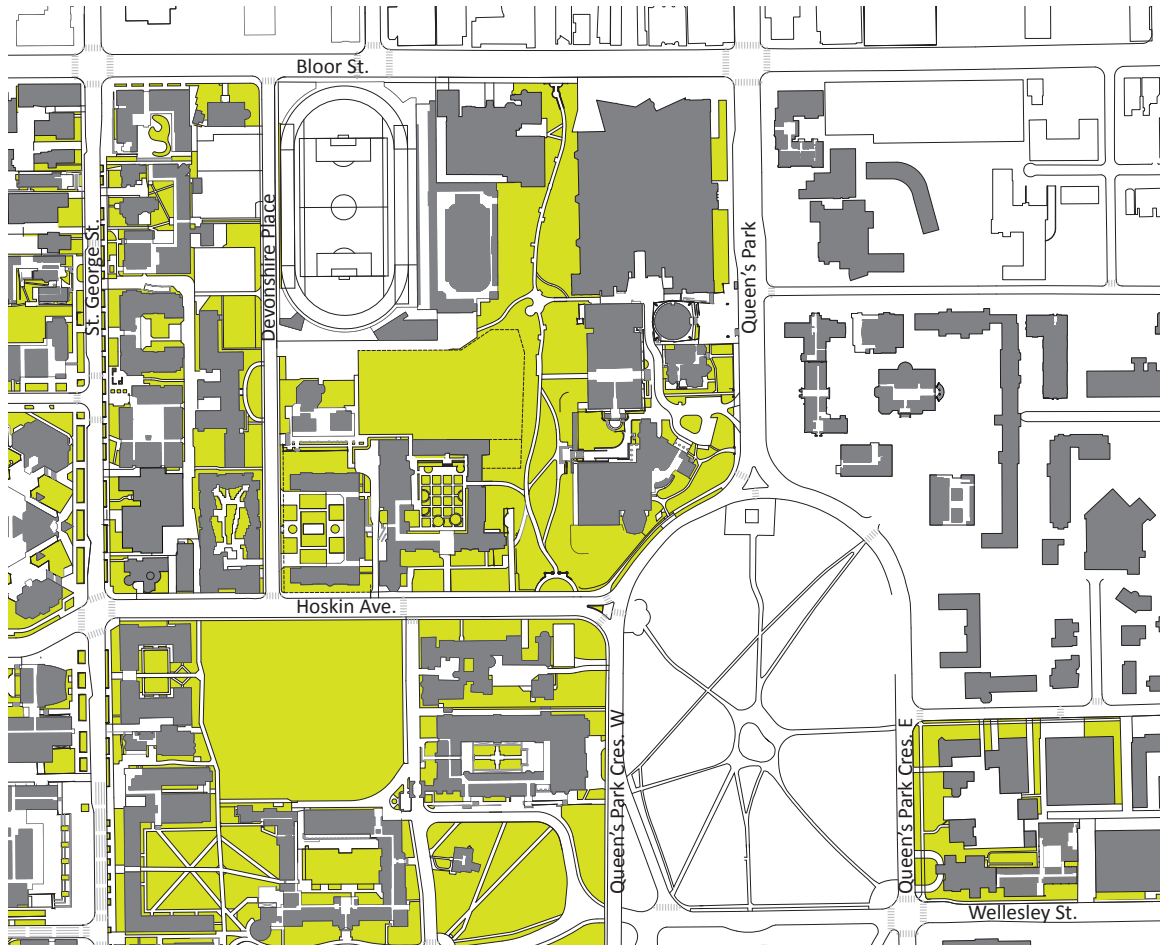
The University shares the Sector with other major institutions including the Royal Ontario Museum (ROM) and the Royal Conservatory of Music (RCM), each of which have undergone major renovations in recent years. In addition, at its north edge, Bloor Street West is a major commercial and residential thoroughfare. 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.

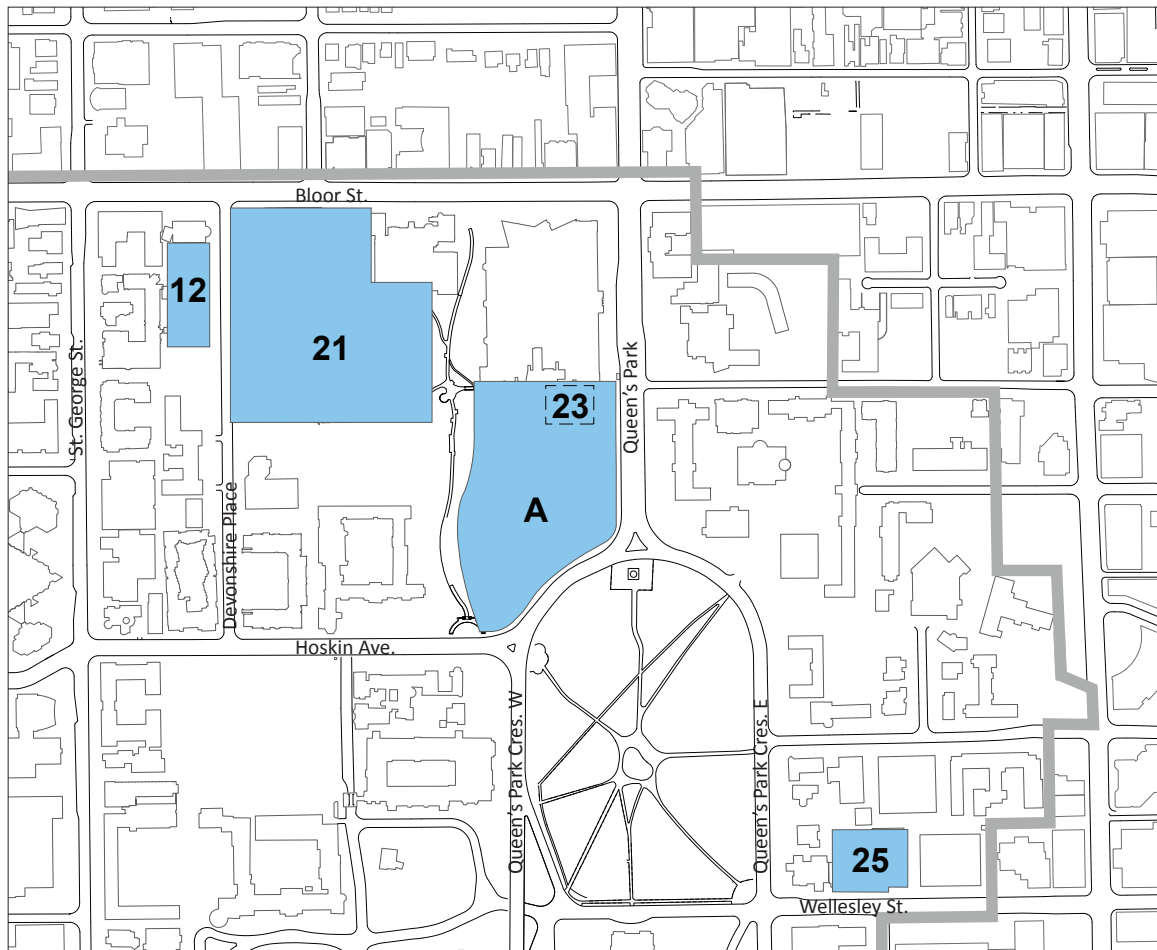
The Centre for High-Performance Sport is planned to provide additional athletic facilities on the adjacent Site 12, along with expansion space for the Munk School of Global Affairs and other institutional uses.

*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:**

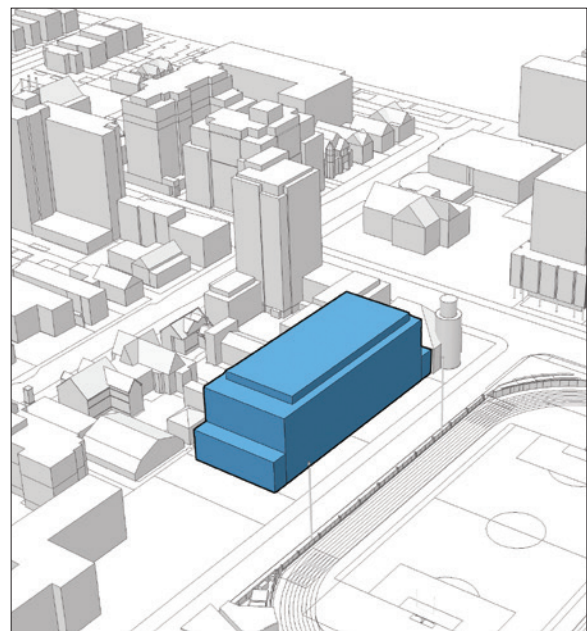
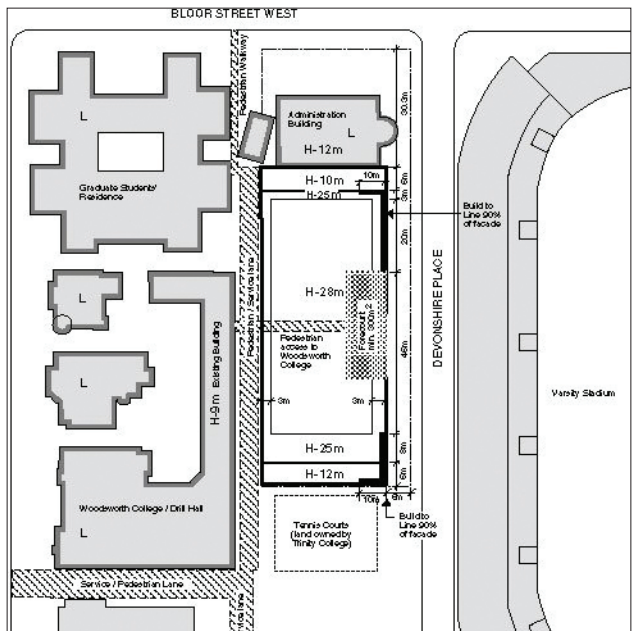
Site 12 is located on the west side of Devonshire Place south of Bloor Street, between the heritage listed 315 Bloor Street West and the Trinity College tennis club. The site currently accommodates a surface parking lot and a small annex to Woodsworth College. An existing service lane passes through 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 Trinity 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

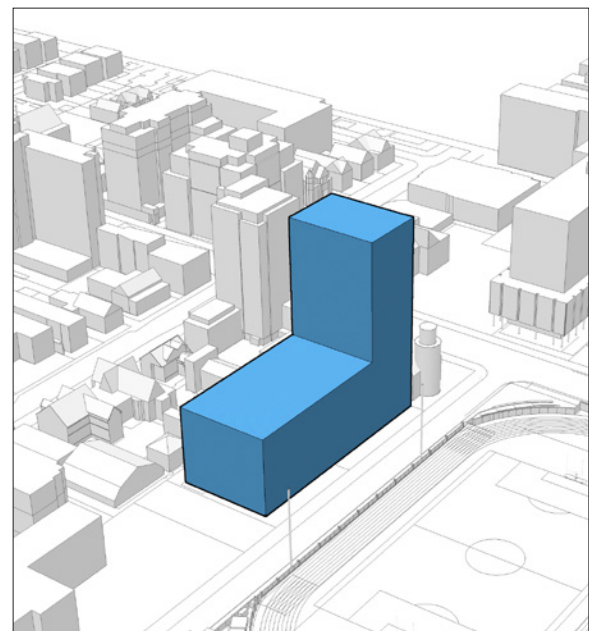
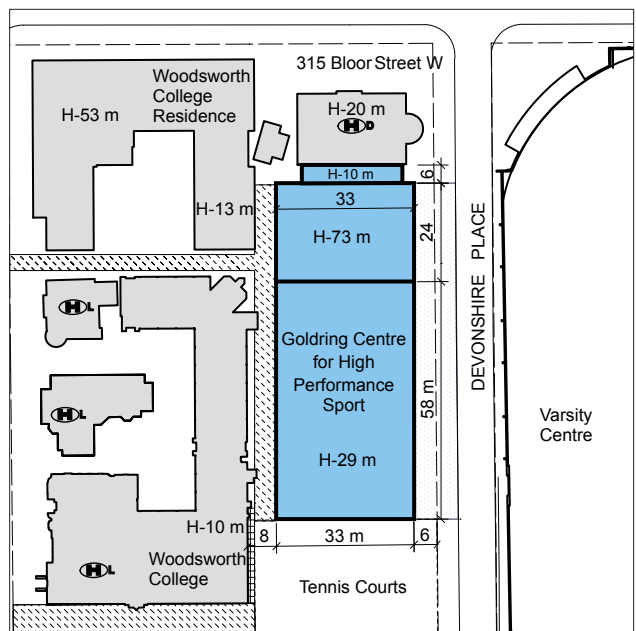
**Approved Building Envelope Alternate [City of Toronto By-Law 1997-0275]:**

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

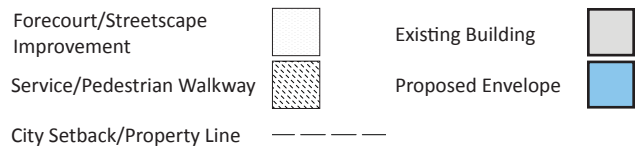
**Use Assumptions:**

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



**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.

### **Development Context:**

#### **Secondary Effects:**

- Site development will require relocation of occupants of the Woodsworth 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)

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

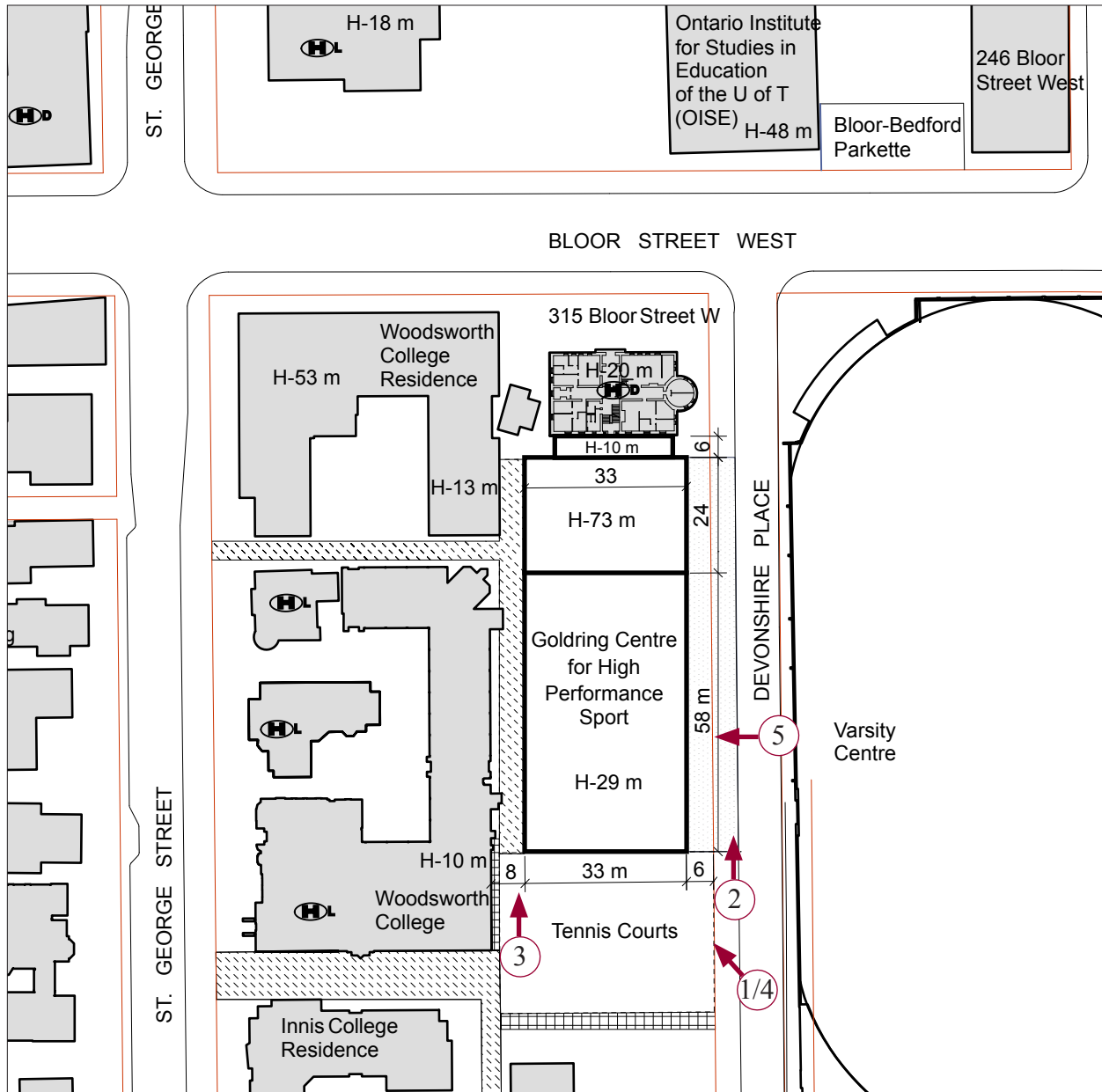
**Area within approved building envelope (gsm)**

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		Forecourt/Streetscape Improvement		
Existing Building		Service/Pedestrian Walkway		
City Setback/Property Line		Pedestrian Walkway		
Fence		Photo marker		
Heritage Building (Listed)		Heritage Building (Designated)		

Site Photos:



View of site, looking northwest toward Woodsworth College Residence



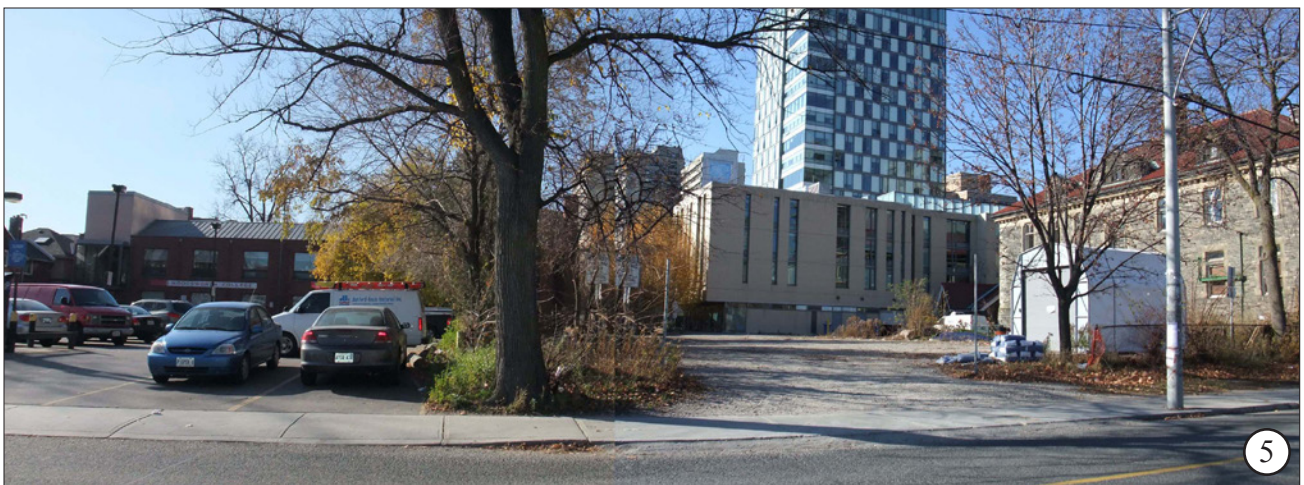
View north from southeast corner of the site



View north behind Woodsworth College

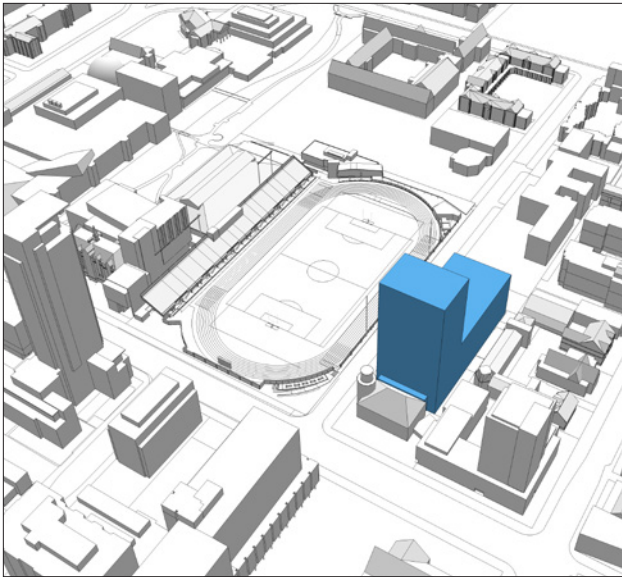


Trinity College's tennis courts to remain; Annex building beyond to be demolished

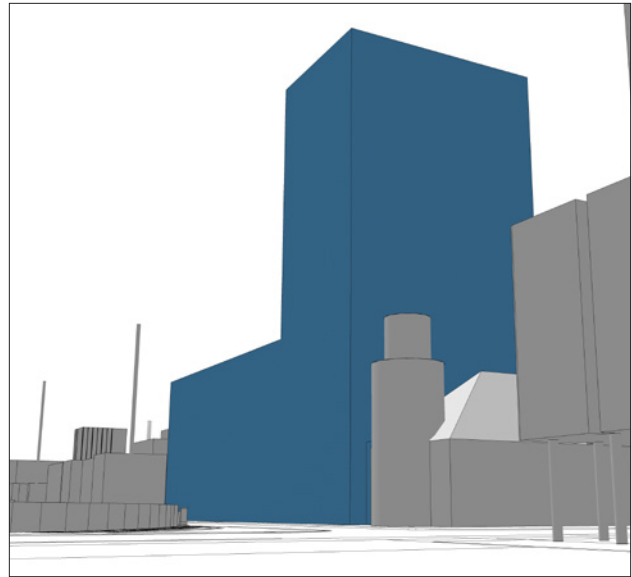


View west to development site

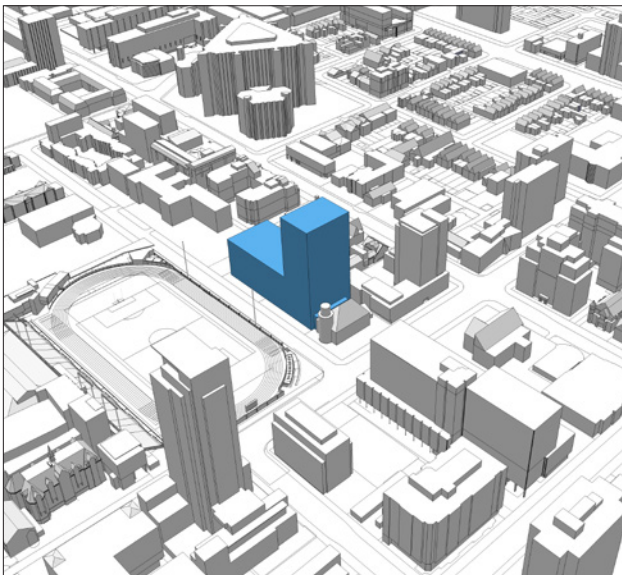
**Additional 3D Views (Proposed Envelope):**



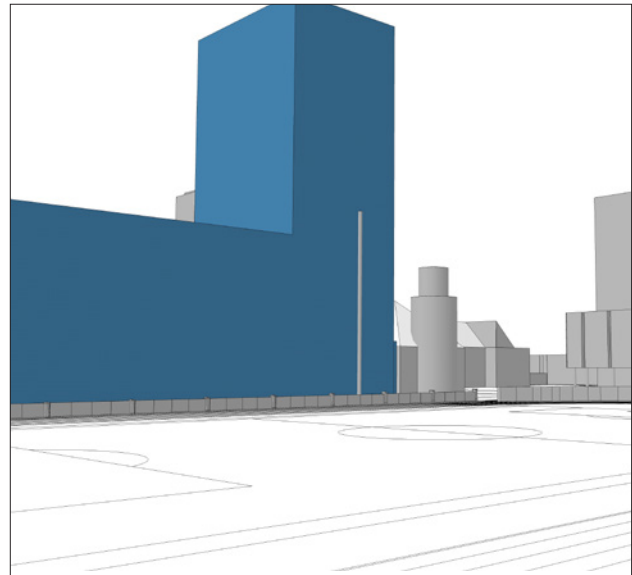
*View toward southeast*



*View south past OISE Building*



*View toward southwest*

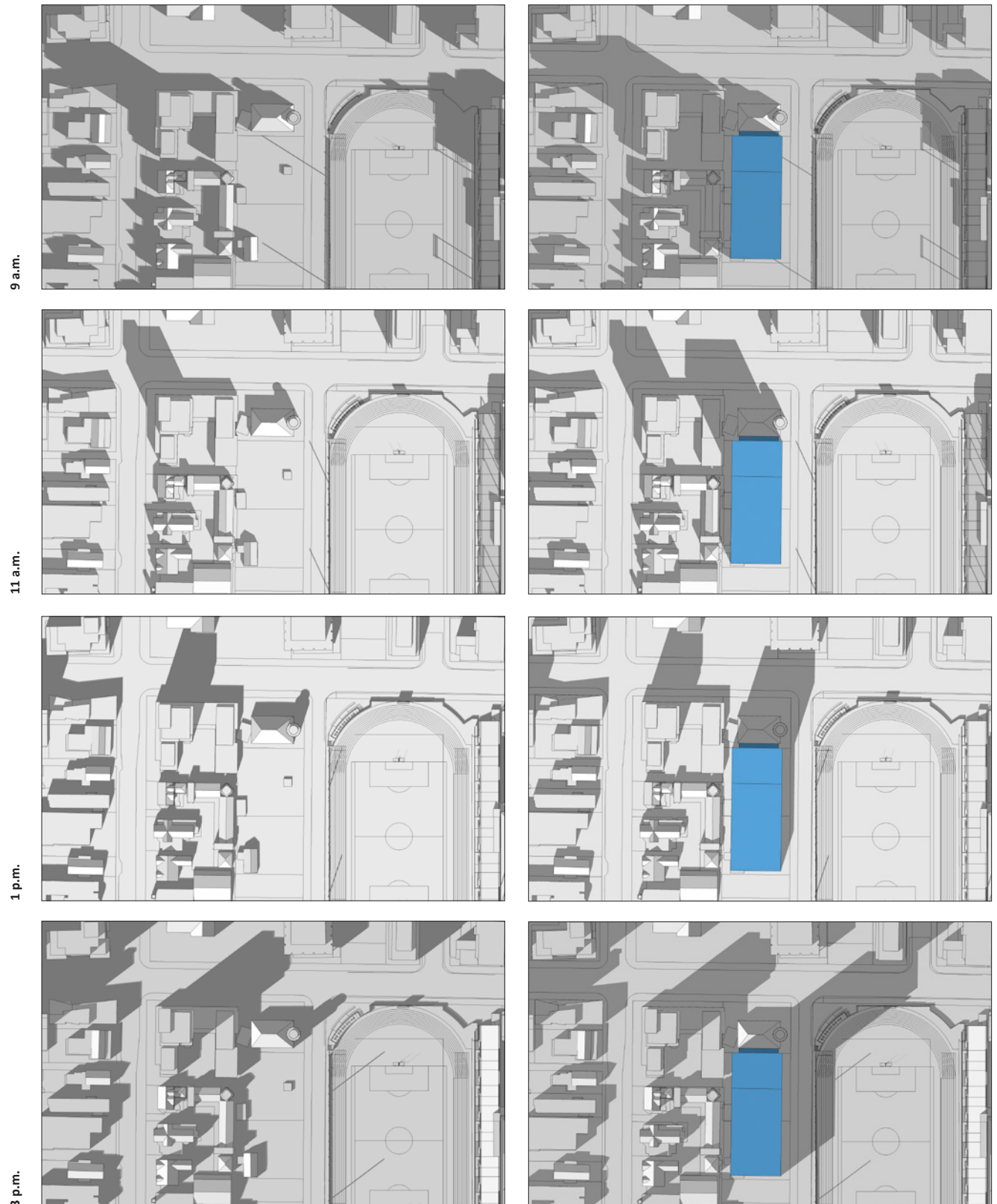


*View from Varsity Stadium bleachers*

Shadow Study (September 21):

Existing

with Proposed Building Envelope



## SITE 21: 299 Bloor Street West - Varsity Stadium Lands



*Varsity 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.









*North side of Wellesley Street*

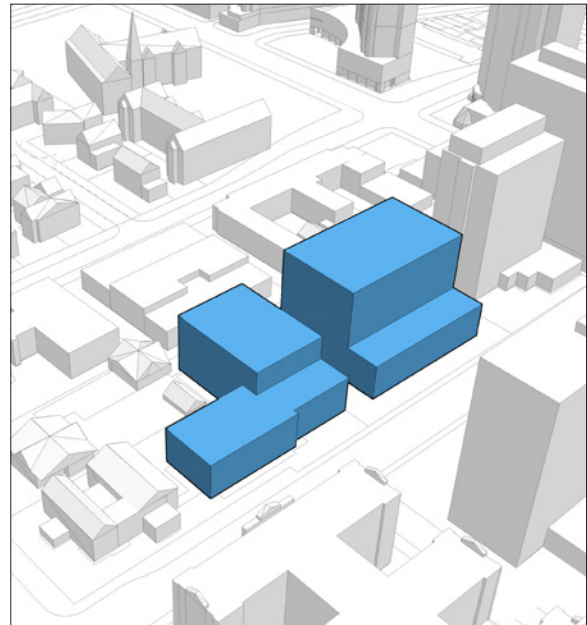
### **Site Context:**

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.

**Approved Envelope Capacity:**



Northeast view

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

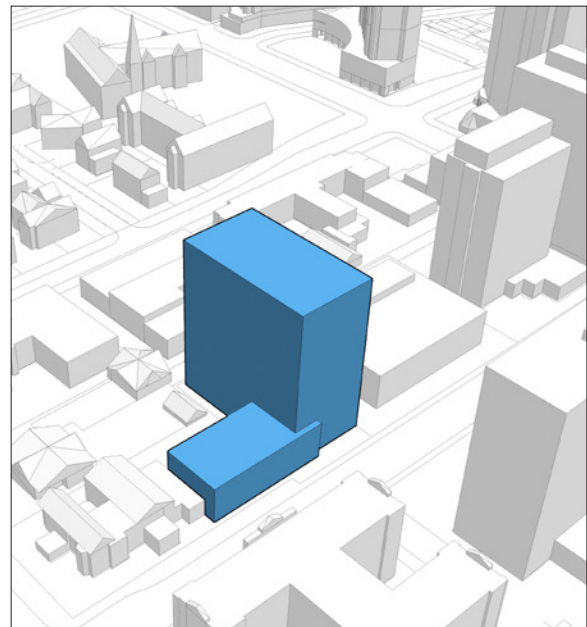
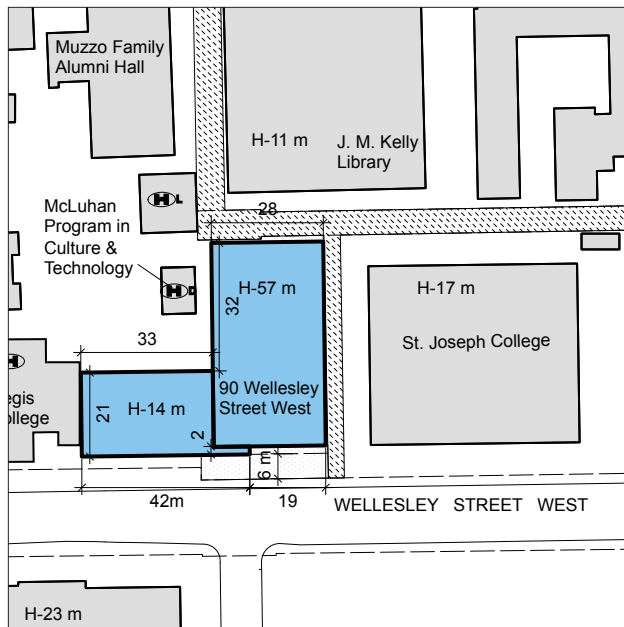
Existing Site Occupancy*:	6,470 gsm
Approved Envelope:	9,466 gsm
Discounted Envelope:	8,046 gsm
Maximum Height:	23 m

\*90 Wellesley only

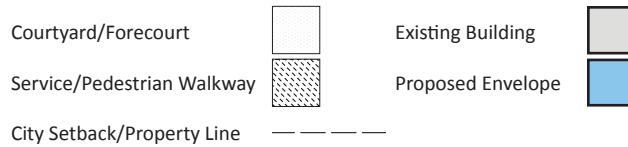
**Use Assumptions:**

6 floors institutional use

**Proposed Envelope Capacity:**



Northeast view



**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.

### **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)

<b>Building</b>	<b>Department</b>	<b>Area (total)</b>	<b>(to be demolished)</b>
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	
		<b>2,294</b>	<b>2,294</b>
		<b>(4,152 gsm)</b>	<b>(4,152 gsm)</b>
Wellesley-90 (Mary Hall)	Music, Faculty of	1,140	
	Unallocated Space	61	
		<b>1,201</b>	<b>1,201</b>
		<b>(2,318 gsm)</b>	<b>(2,318 gsm)</b>
<b>TOTAL Site Area (nasm) (Gross Area)</b>		<b>3,495</b>	<b>3,495</b>
		<b>(6,470 gsm)</b>	<b>(6,470 gsm)</b>

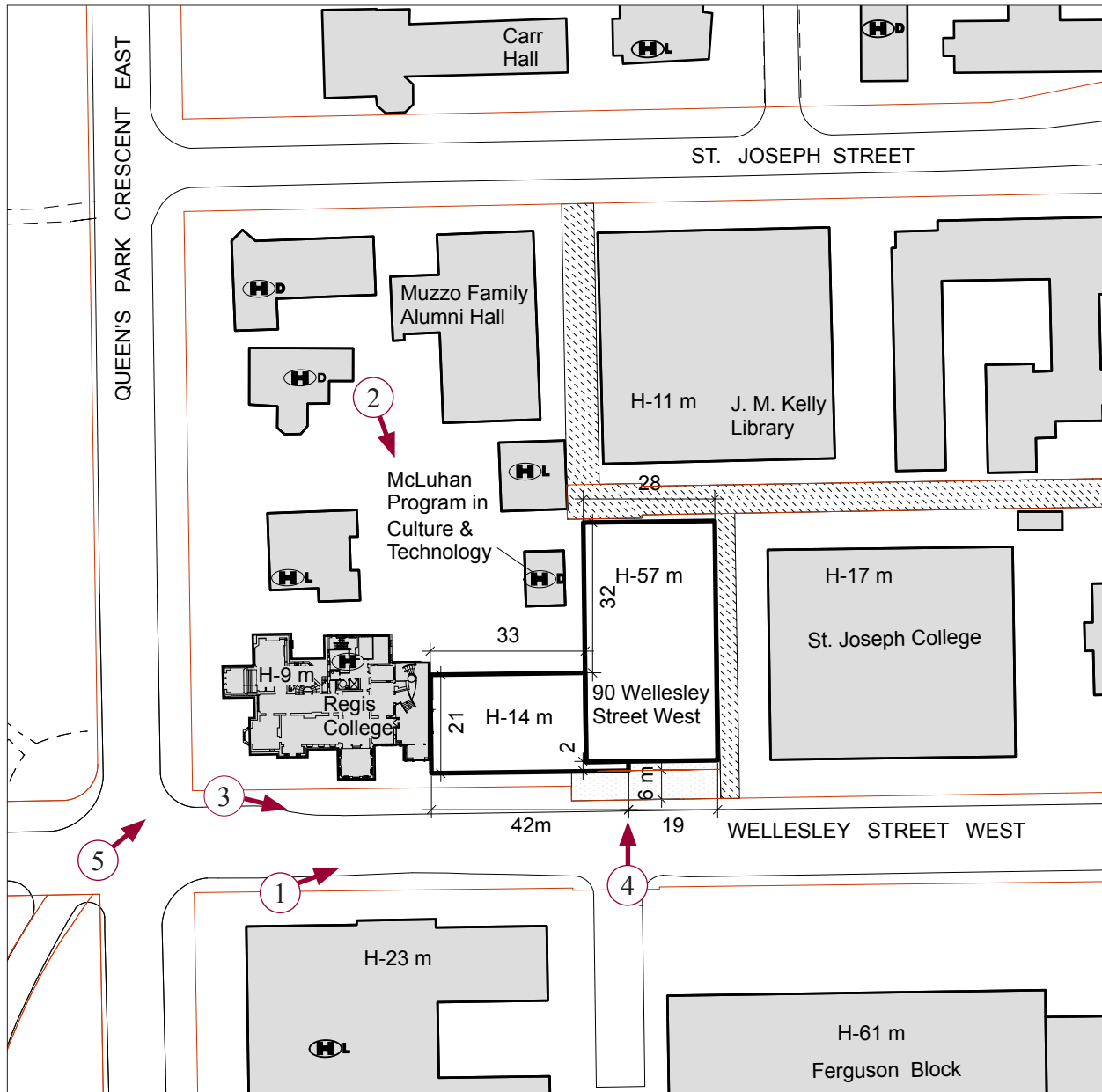
**Area within approved building envelope (gsm)**

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

Context Plan with Proposed Envelope:



Proposed Envelope		Courtyard/Forecourt		
Existing Building		Existing Service/ Pedestrian Walkway		
Heritage Building (Listed)		Heritage Building (Designated)		
City Setback/Property Line		Photo marker		

Site Photos:



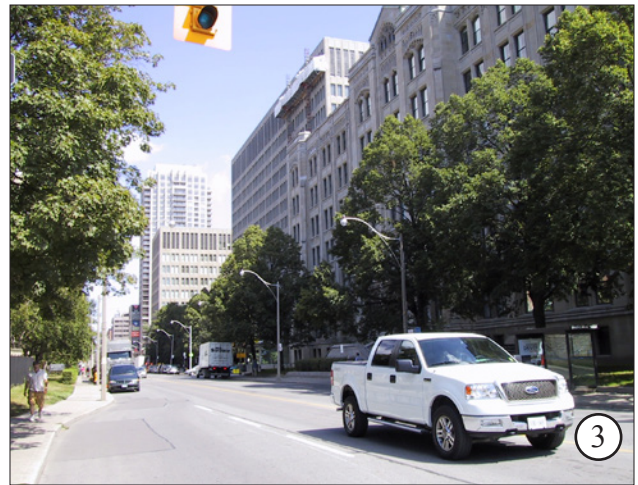
View to site; Christie Mansion (Regis College) in foreground



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

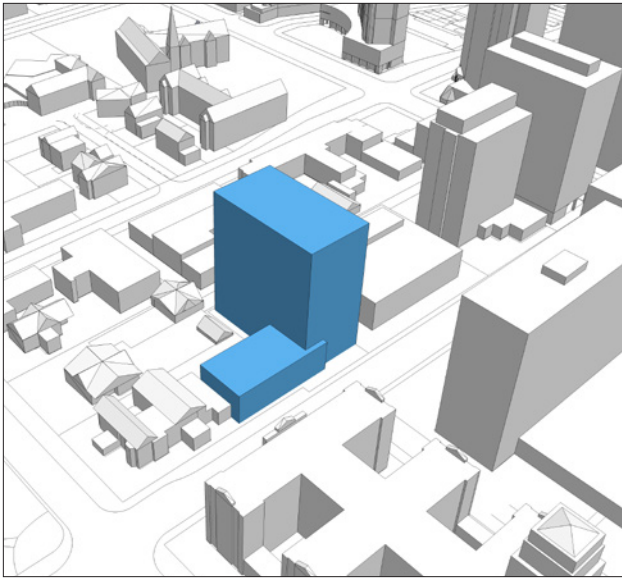


90 Wellesley Street West

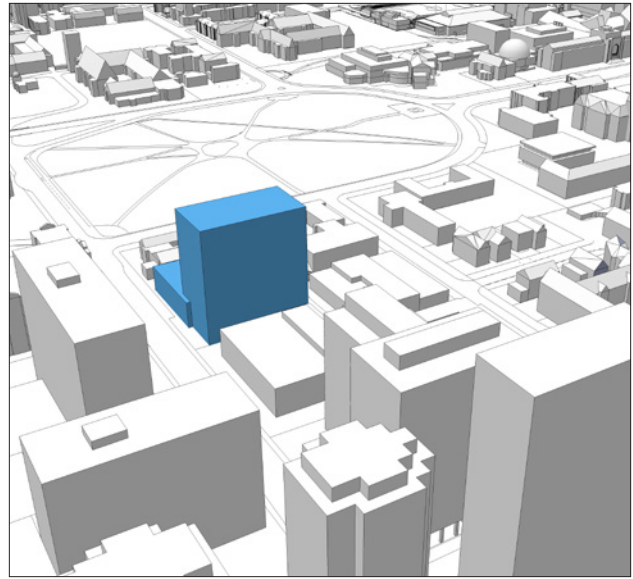


Christie Mansion to remain

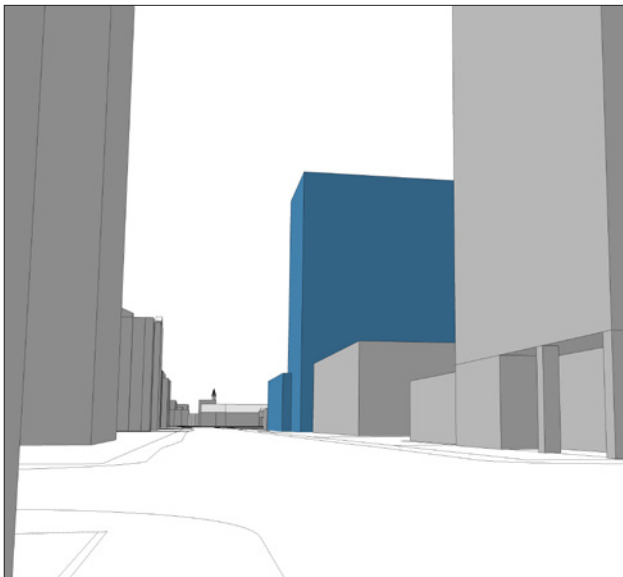
**Additional 3D Views (Proposed Envelope):**



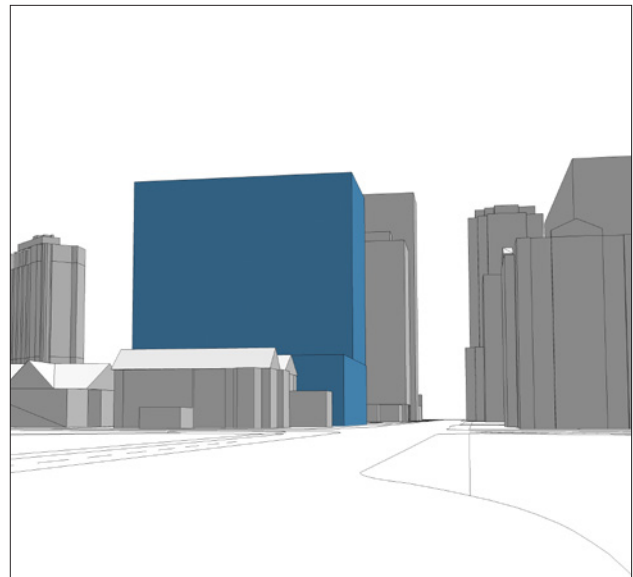
*View toward northeast*



*View toward northwest*



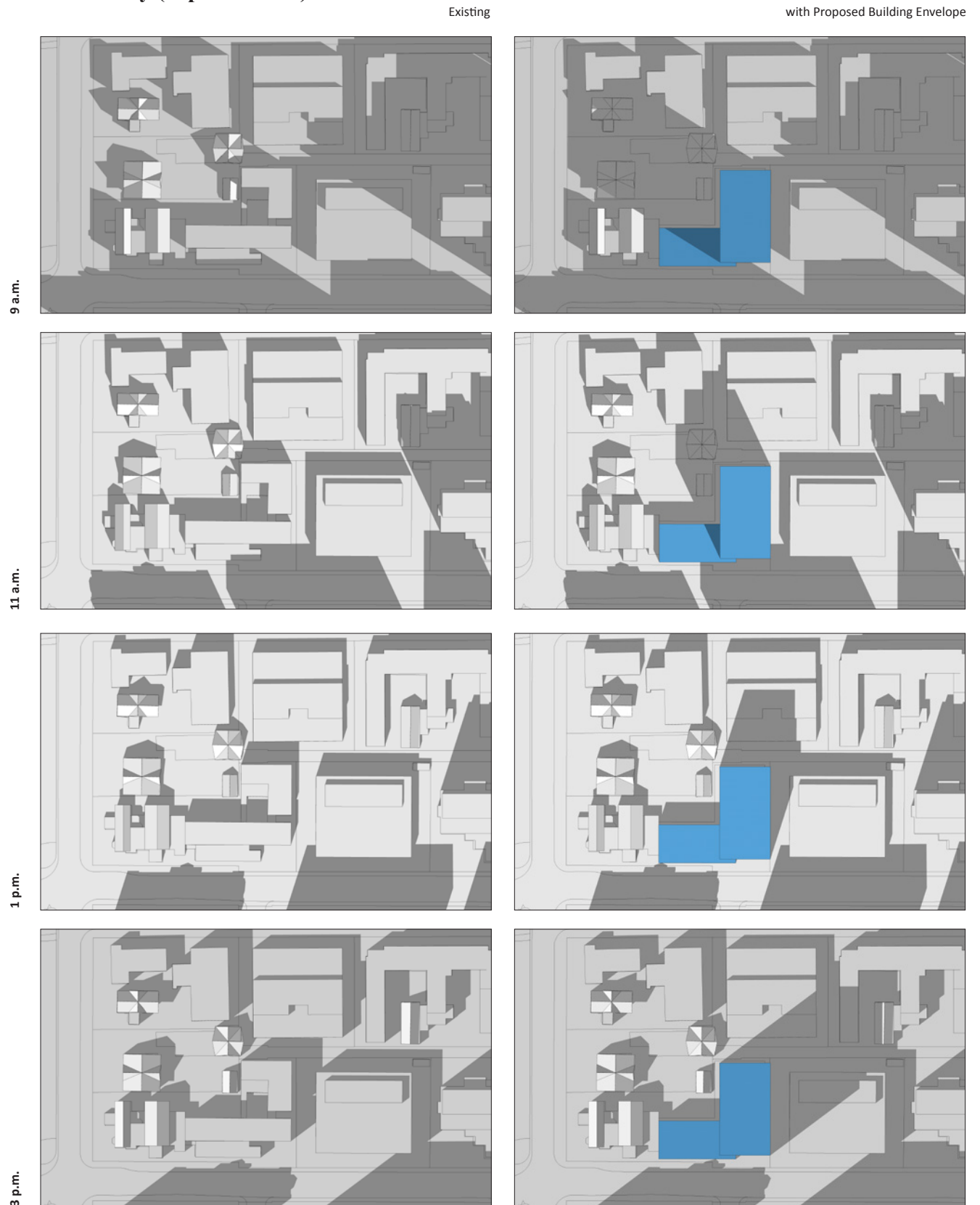
*View west along Wellesley Street*



*View east from Queen's Park*



Shadow Study (September 21):







*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.

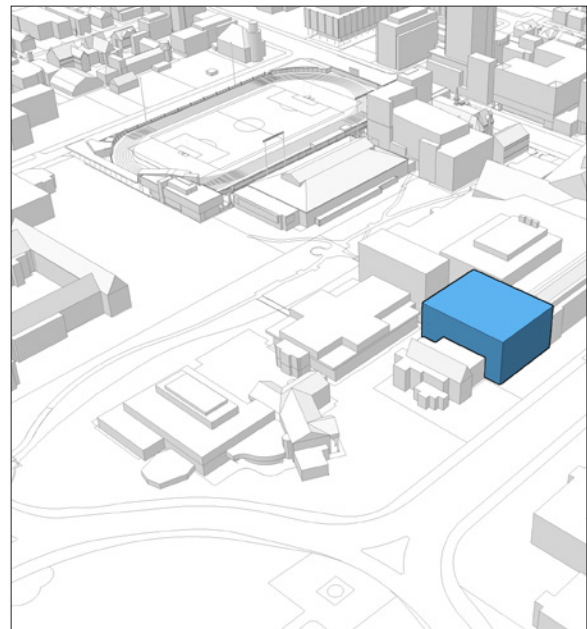
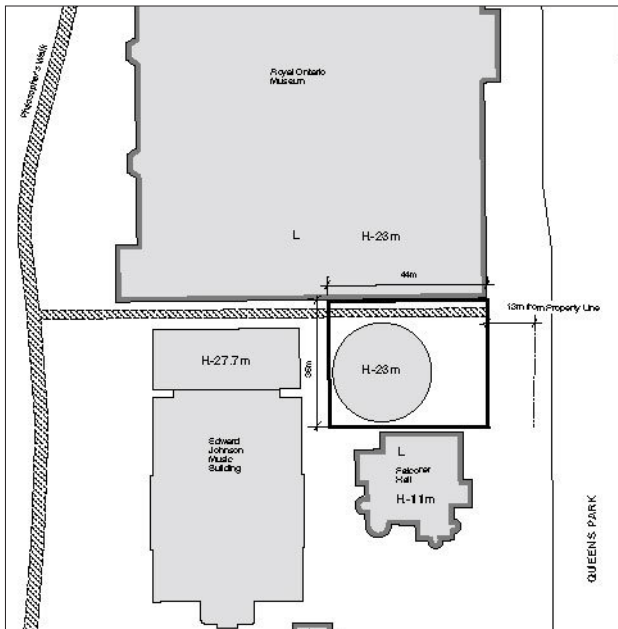
The site is located between two important green open spaces – Queen's Park and Philosopher's Walk– which offer mature vegetation to the south, east and west. A master plan for Philosopher's Walk (recently completed) provides guidance to the improvement and maintenance of this green space amenity. Surrounding 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.

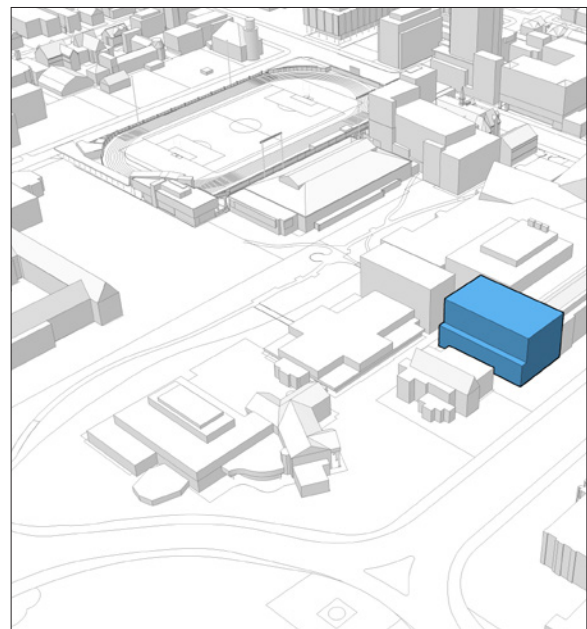
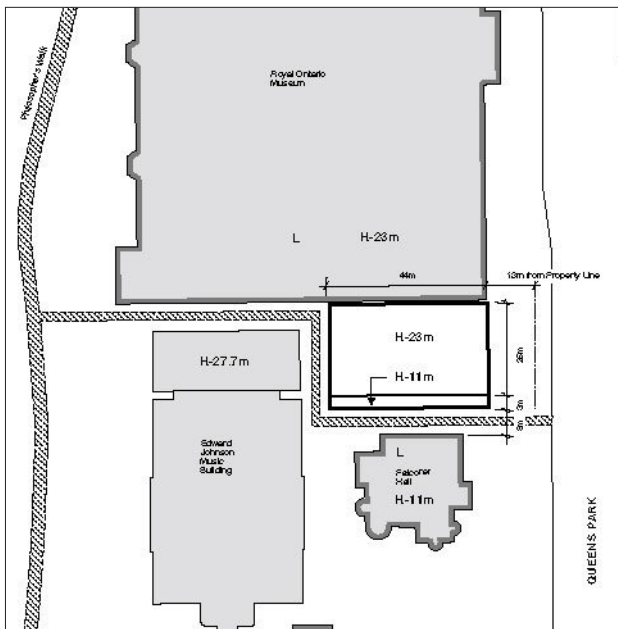
The View Control Study for Queen's Park and the Legislative Assembly of Ontario prepared for the City of Toronto in 2009 has been carefully considered in the proposed location and orientation of taller elements on this site to respect and protect views from the south.

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):**

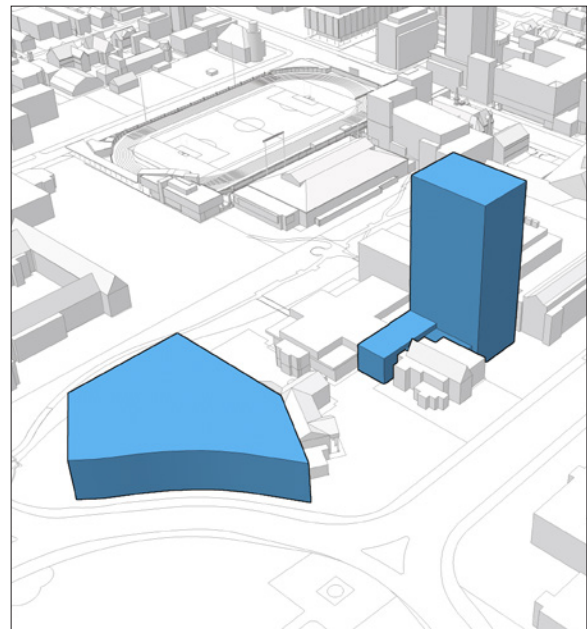
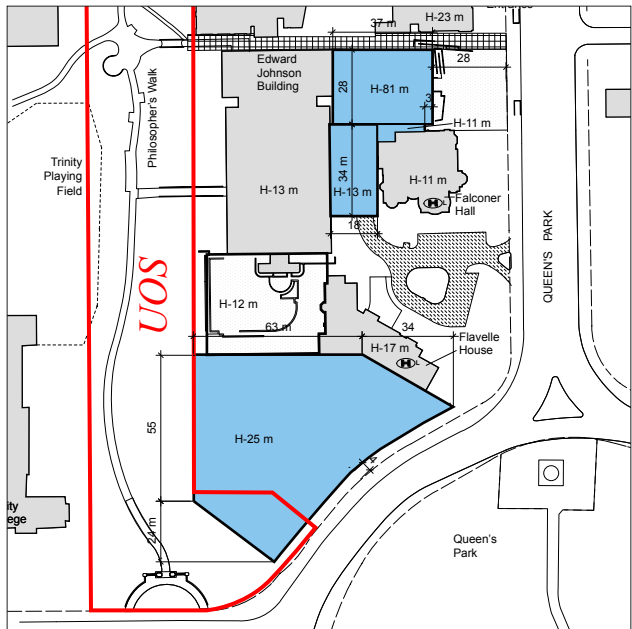
Existing Site Occupancy:	2,712 gsm
Approved Envelope:	9,504 gsm
Discounted Envelope:	8,078 gsm
Maximum Height:	23 m

(former Planetarium building only)

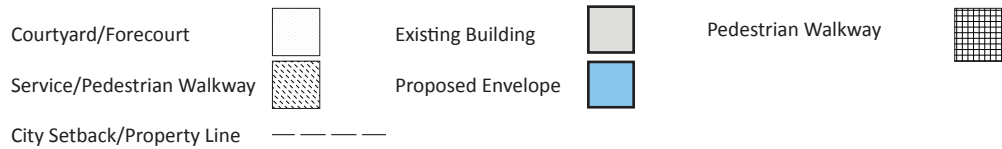
**Use Assumptions:**

6 floors institutional use

**Proposed Envelope Capacity:**



Northwest view



**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.

### 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 proposed 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)

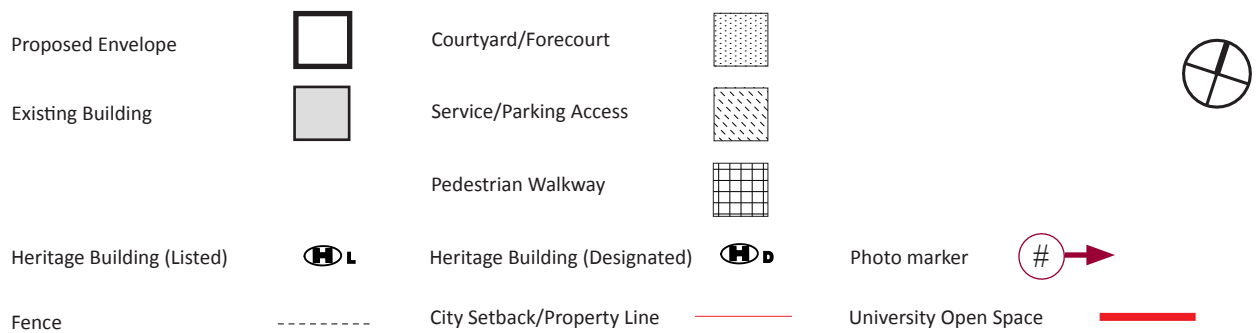
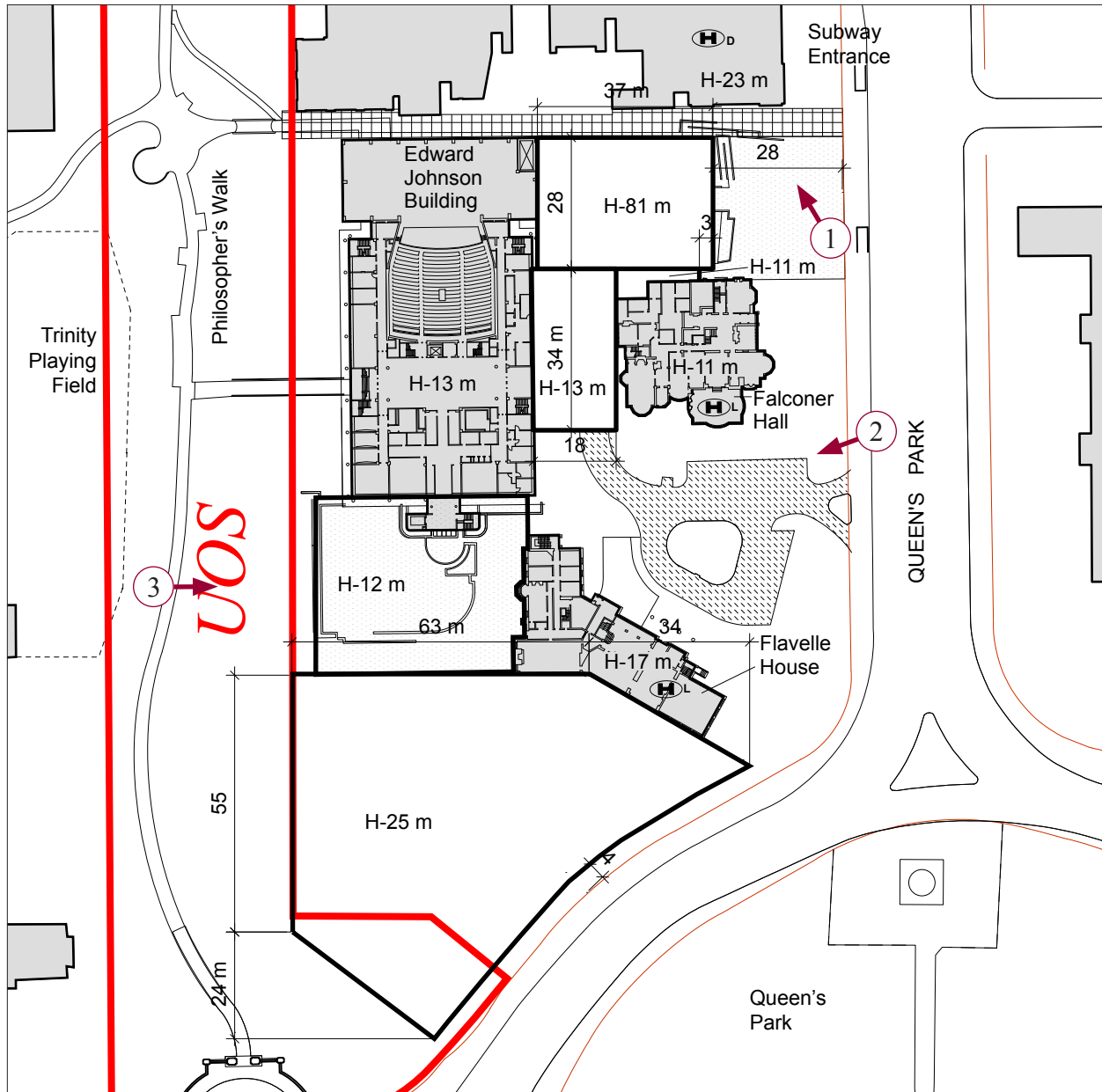
<b>Building</b>	<b>Department</b>	<b>Area (total)</b>	<b>(to be demolished)</b>
Flavelle House and Bora Laskin Library	Law, Faculty of Ancillary Services Buildings & Grounds	5,575 33 24 <b>5,632</b> <b>(11,217 gsm)</b>	4,099   <b>4,099</b> <b>(8,850 gsm)</b>
Falconer Hall	Law, Faculty of Student's Law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

**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:





Site Photos:



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

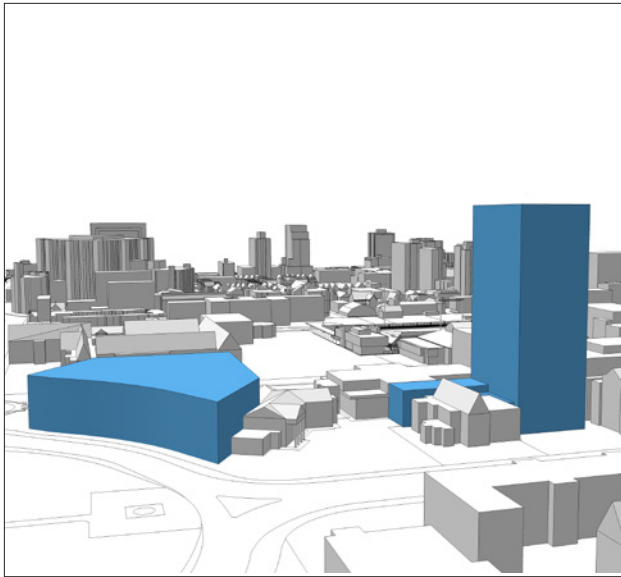


Circular drive and parking in front of Flavelle House; Falconer Hall right

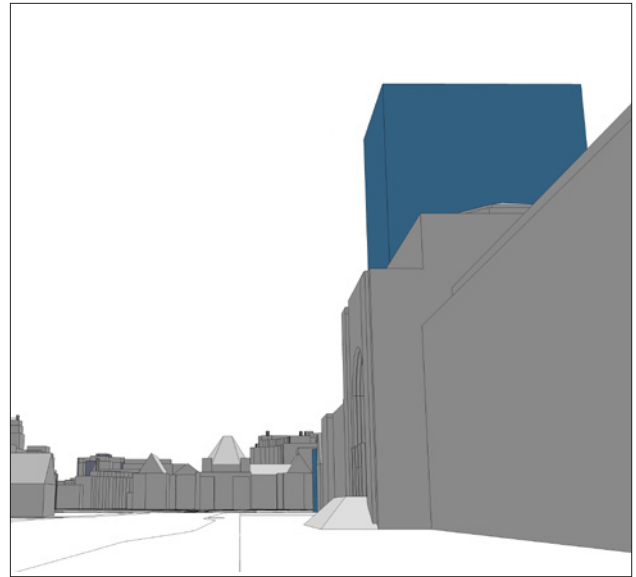


View of Law and Music buildings from Philosopher's Walk

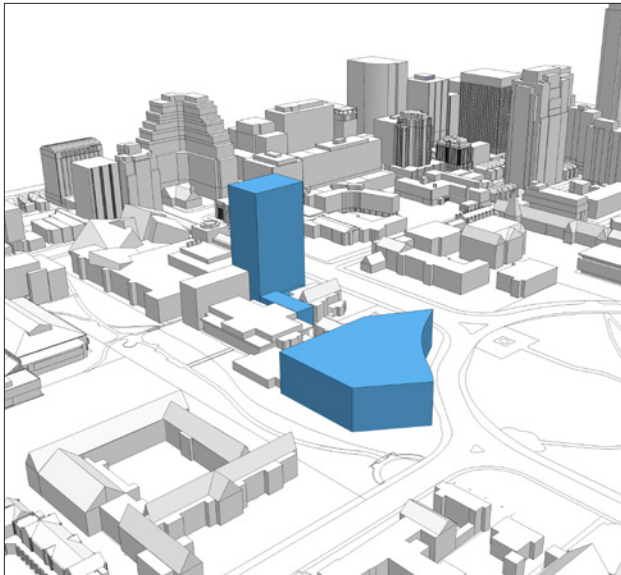
**Additional 3D Views (Proposed Envelope):**



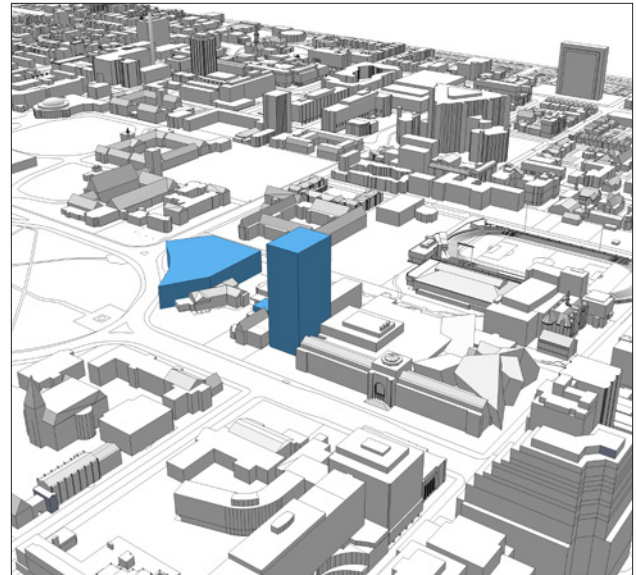
*View west*



*View south toward Queen's Park; ROM in foreground*

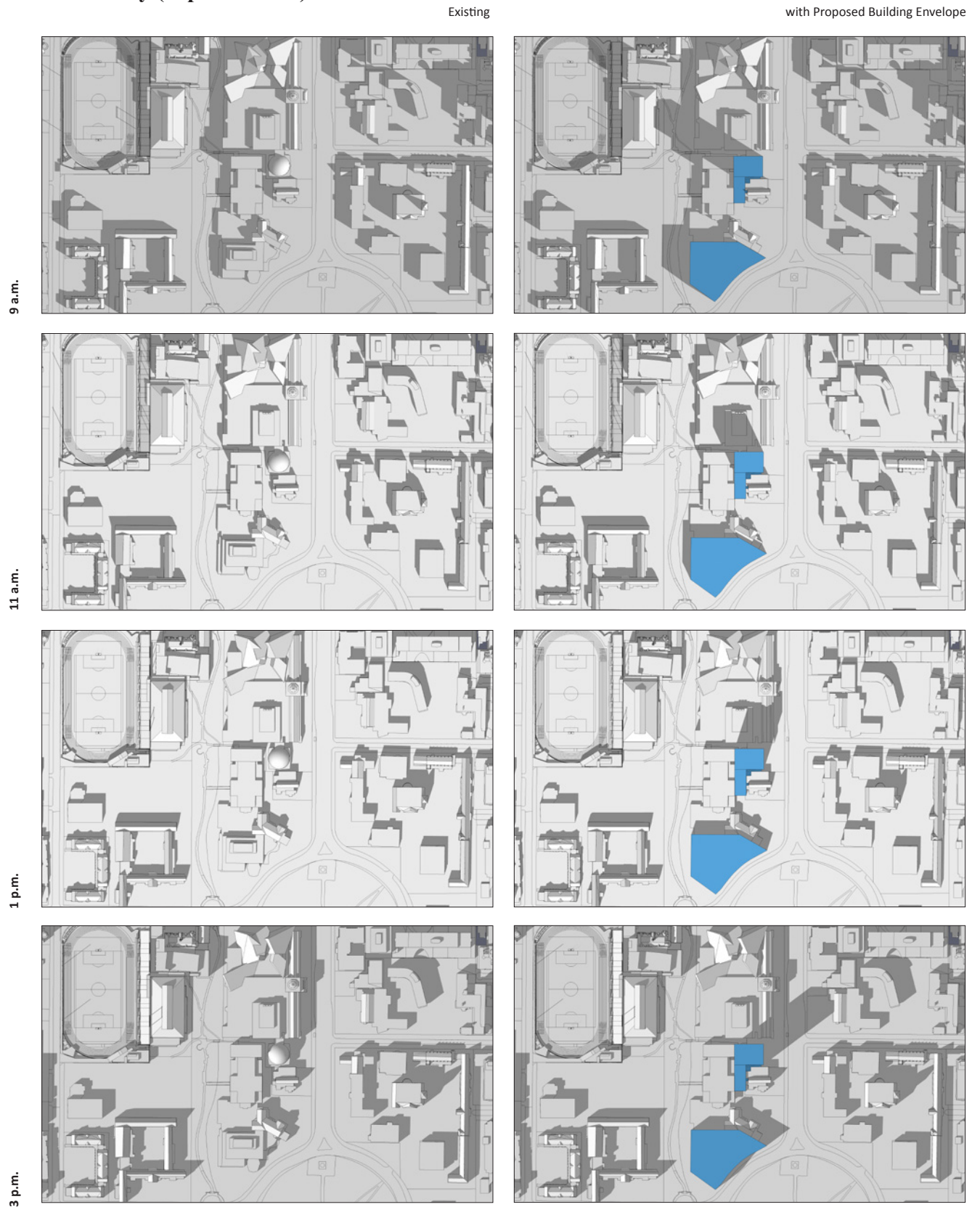


*View northeast; towers at Bay and Bloor in the distance*

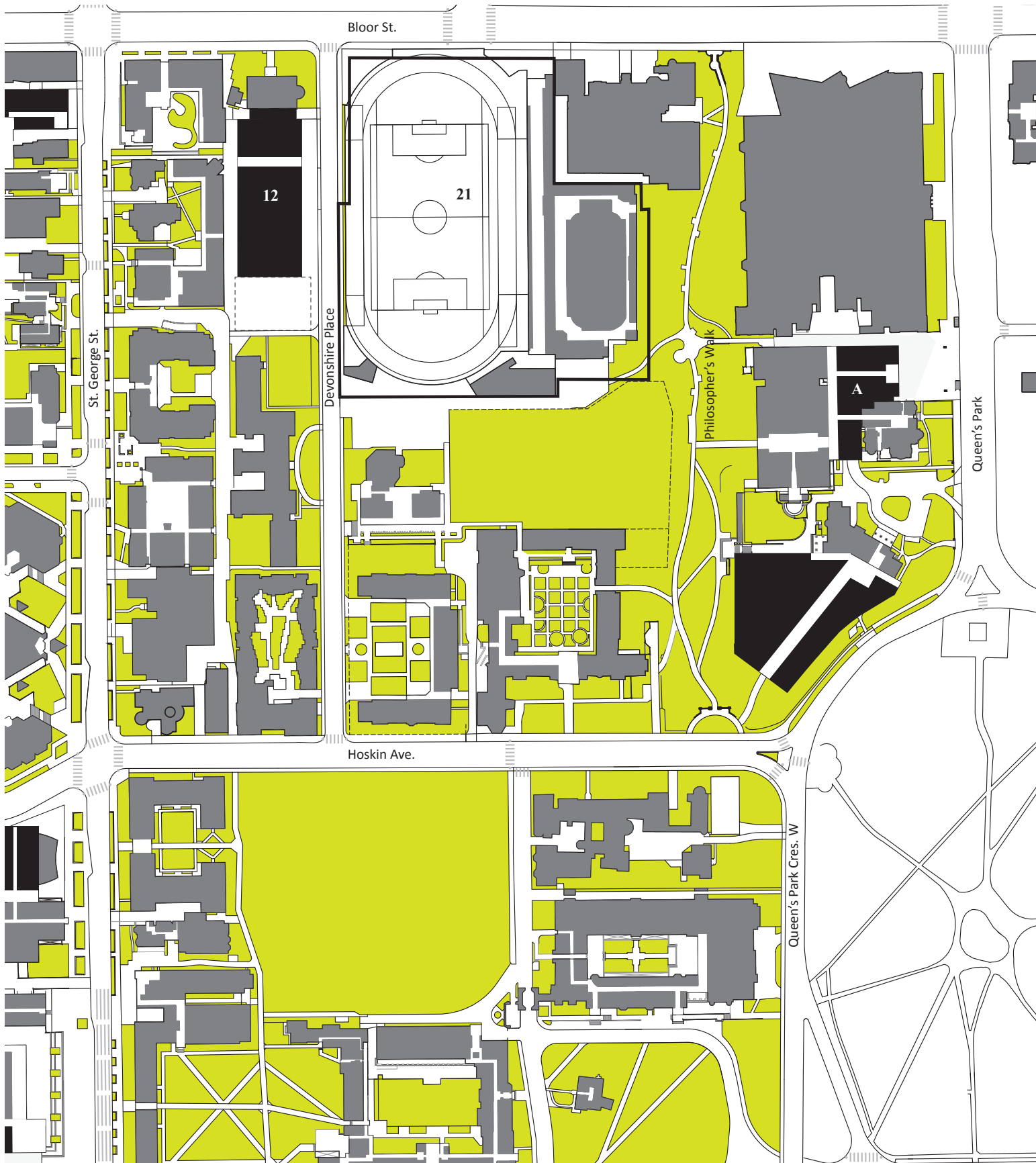


*View southwest showing the campus beyond*

Shadow Study (September 21):



# Northeast Sector Summary



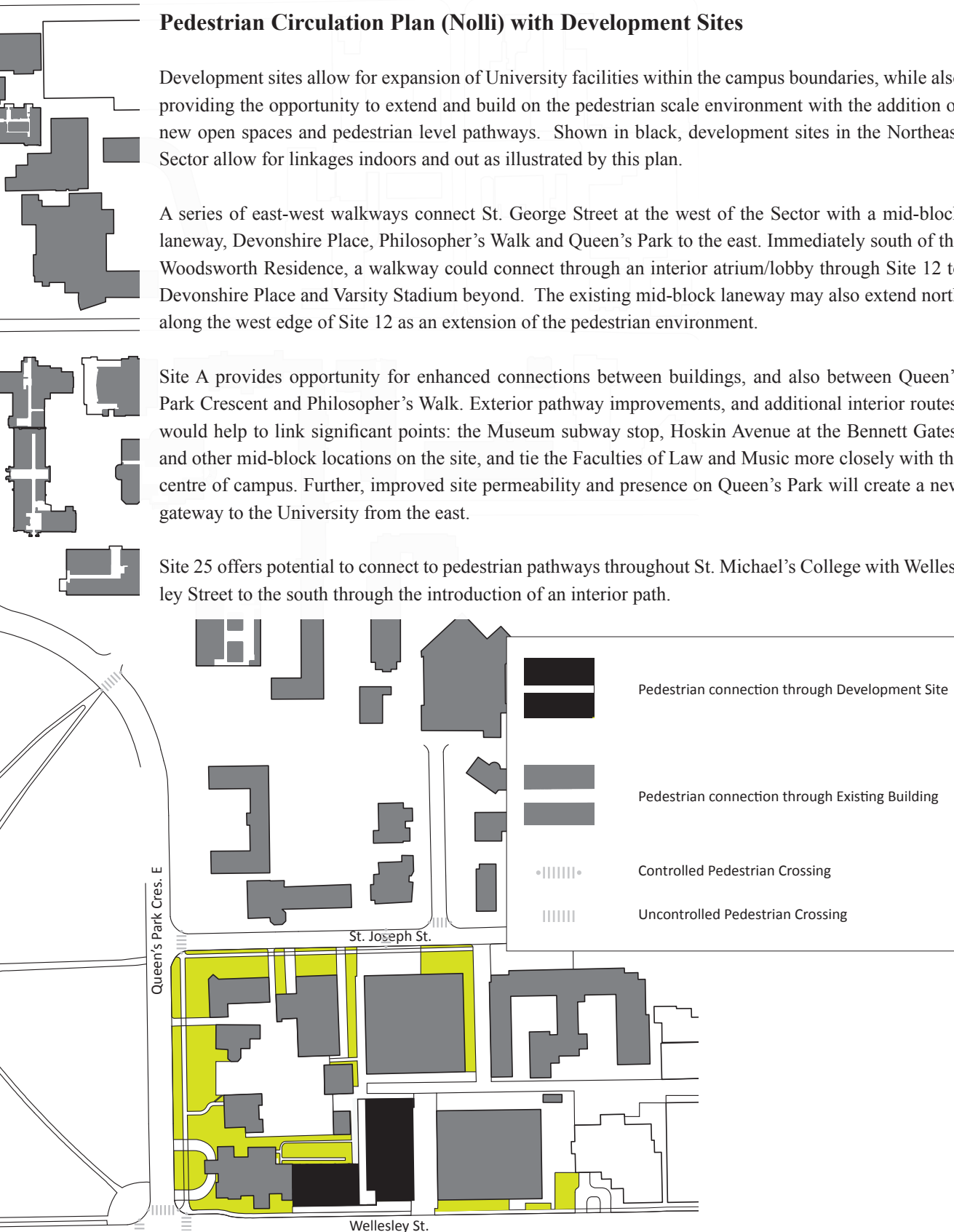
### Pedestrian Circulation Plan (Nolli) with Development Sites

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.

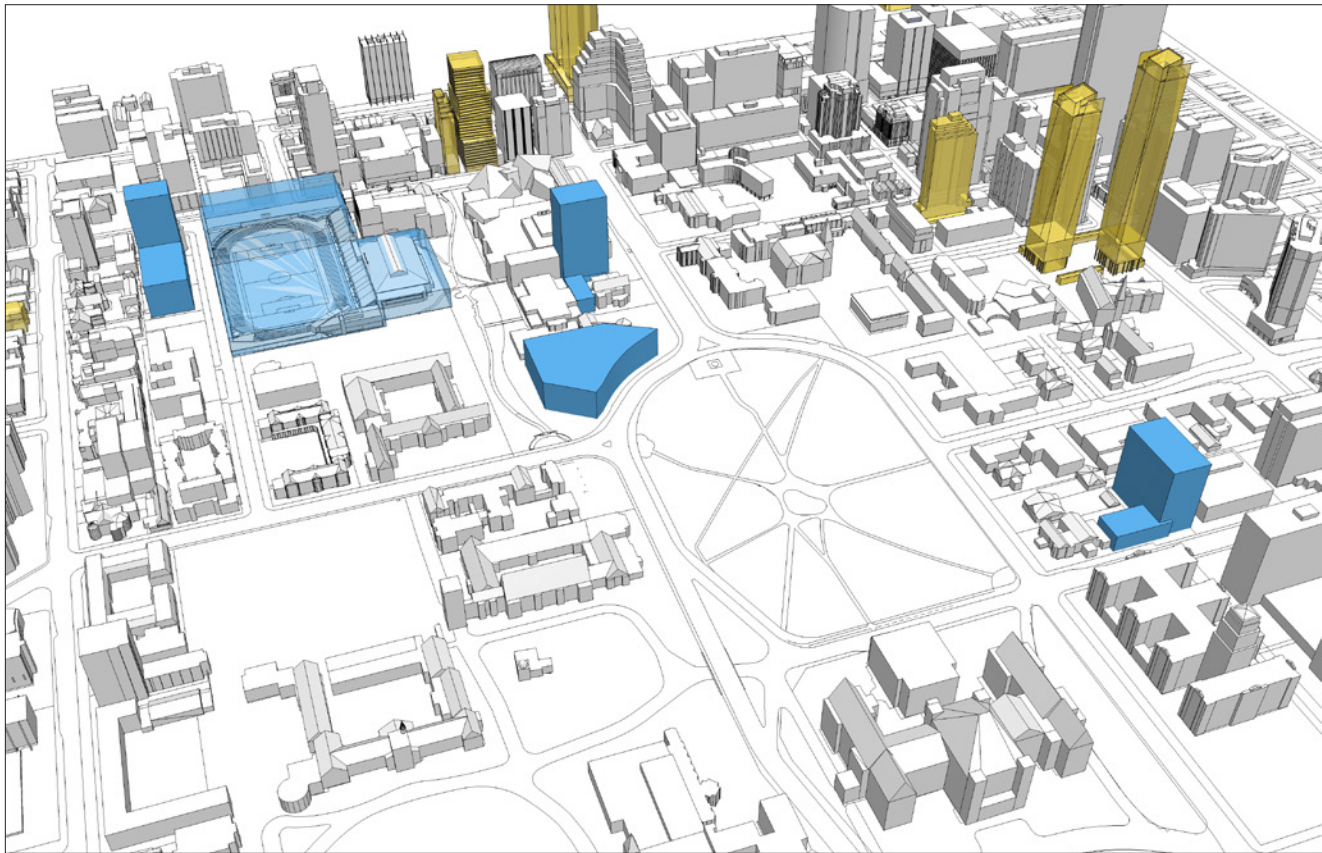
Site A provides opportunity for enhanced connections between buildings, and also between Queen's Park Crescent and Philosopher's Walk. Exterior pathway improvements, and additional interior routes, would help to link significant points: the Museum subway stop, Hoskin Avenue at the Bennett Gates, and 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