Northwest Sector

Site 1
Site 2
Site 4
Site E

Summary

Introduction

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

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

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

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

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

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

Pedestrian Circulation Plan (Nolli) of the Sector

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

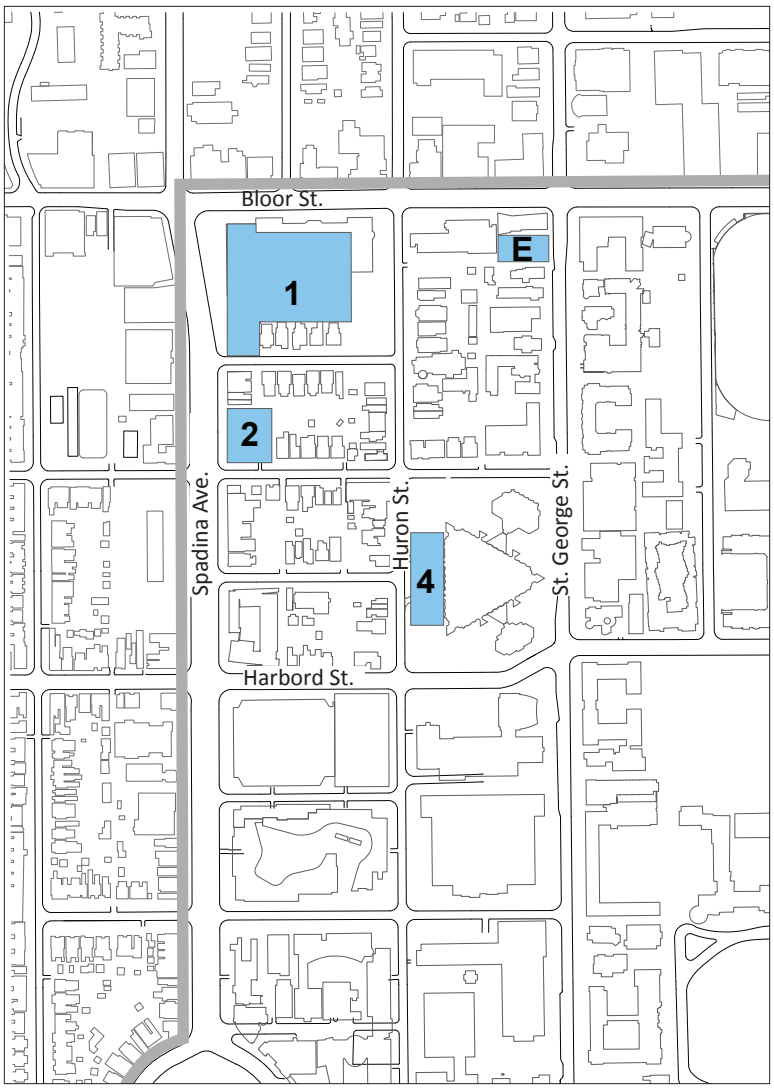
Northwest Sector area 'Nolli' plan

Opportunities and Challenges

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

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

Area Plan



Area plan with Northwest Sector development sites

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

Existing (Approved) Sites:

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

Additional (Proposed) Sites:

Site E	162 St. George Street

South side of Bloor Street

West side of Huron Street

North side of Washington Avenue

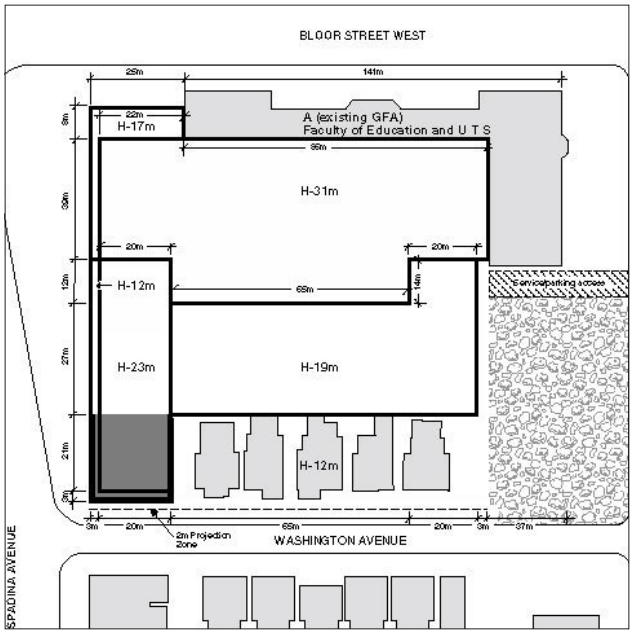
East side of Spadina Avenue

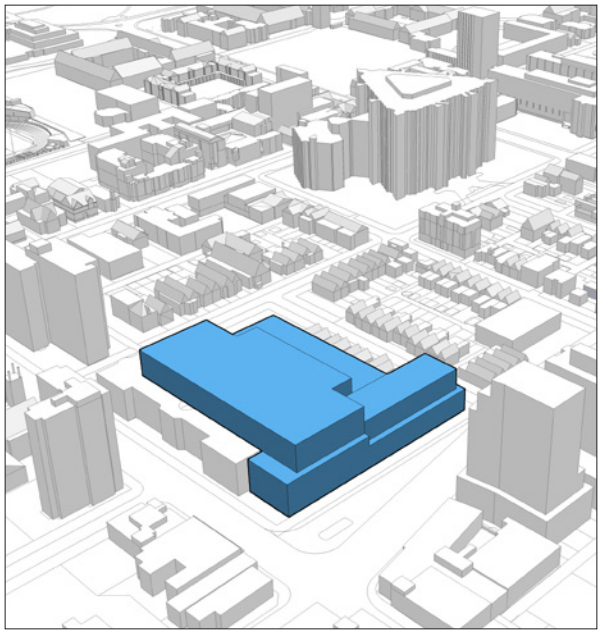
Site Context:

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

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

Approved Envelope Capacity:





Southeast view

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

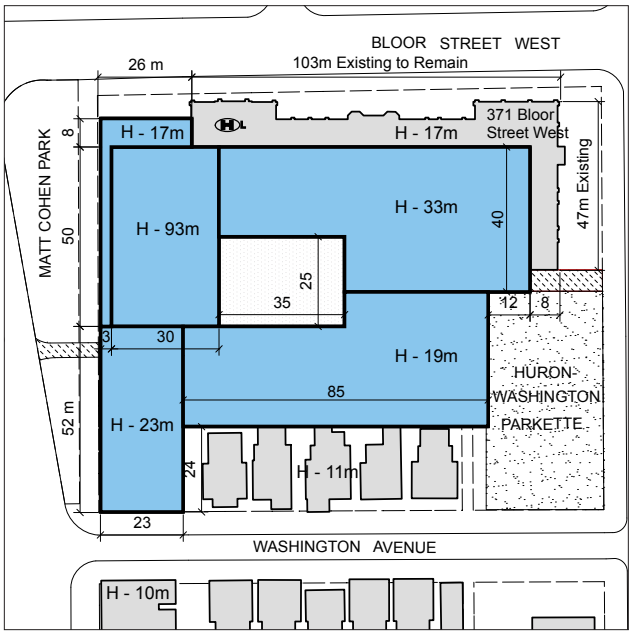
Existing Site Occupancy:	17,897 gsm
Approved Envelope:	62,200 gsm
Discounted Envelope:	52,870 gsm
Maximum Height:	31 m

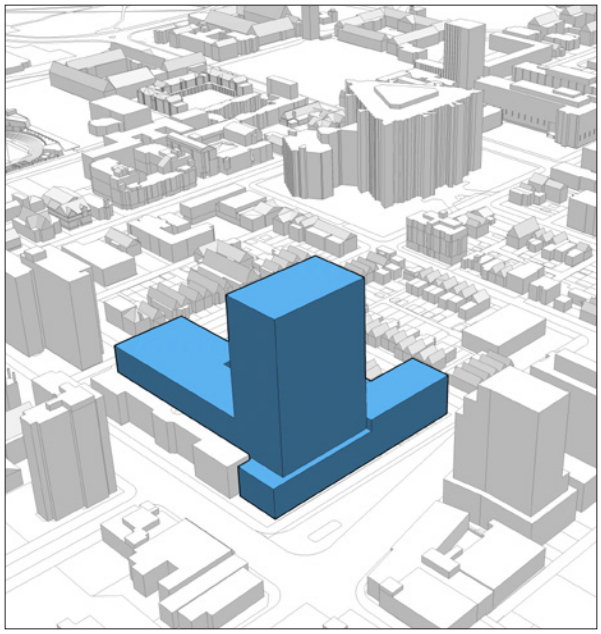
Use Assumptions:

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

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

Proposed Envelope Capacity:





Southeast view

Courtyard/Forecourt

Service/Pedestrian Walkway

Existing Open Space (UOS)

City Setback/Property Line

Existing Building

Proposed Envelope

Potential Building Envelope:

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

Use Assumptions:

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

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

SITE 1: 371 Bloor Street West

Development Context:

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

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

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

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

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

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

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

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

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

Site Data:

Existing Site Occupancy (above and below grade)

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

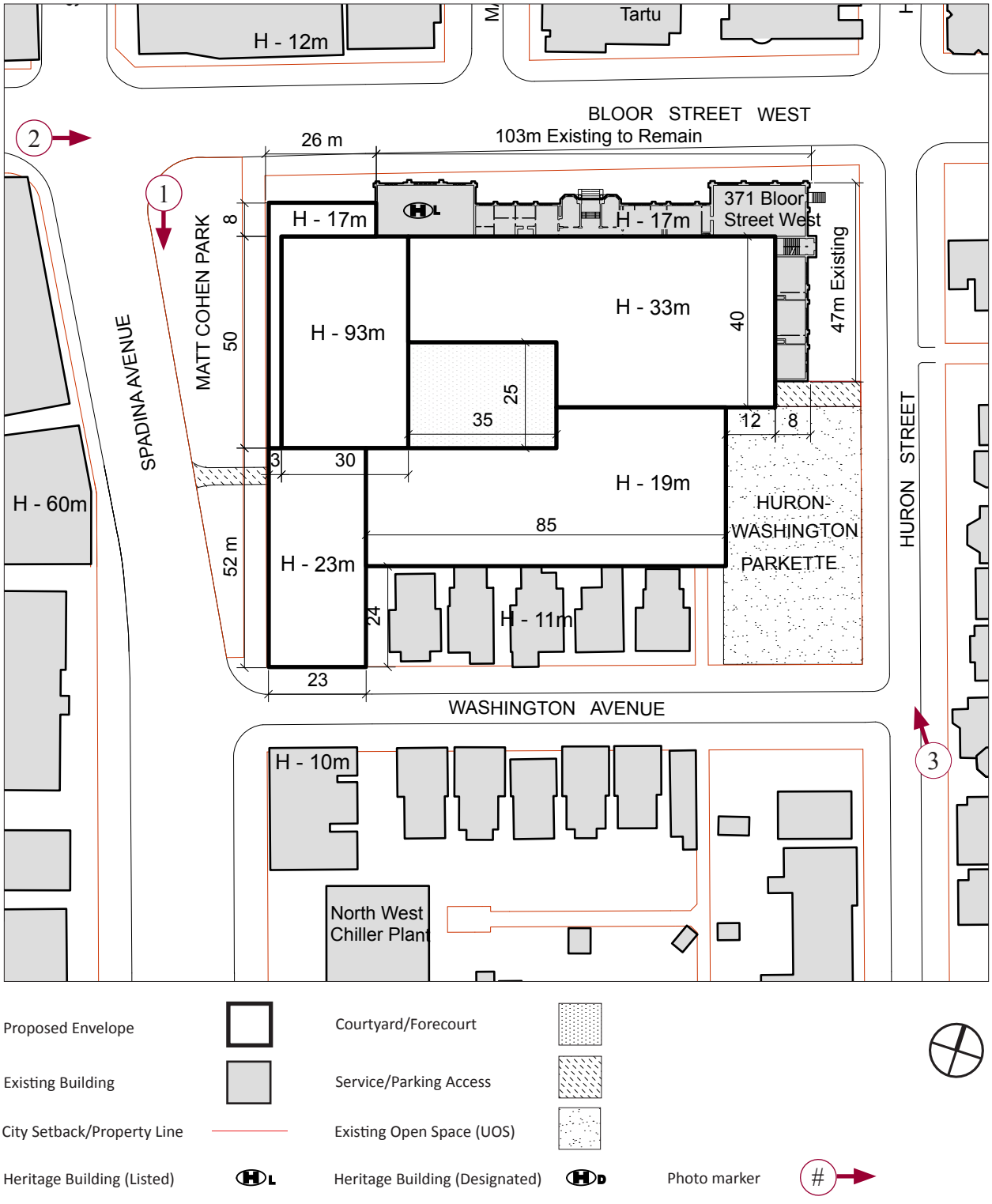
Area within approved building envelope (gsm)

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

Area within proposed building envelope (gsm)

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

Context Plan with Proposed Envelope:



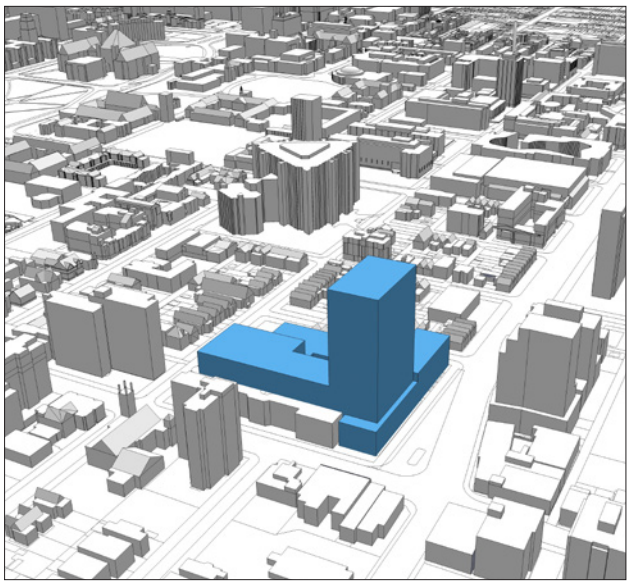
Site Photos:

View south along Spadina Avenue; Matt Cohen Park in foreground

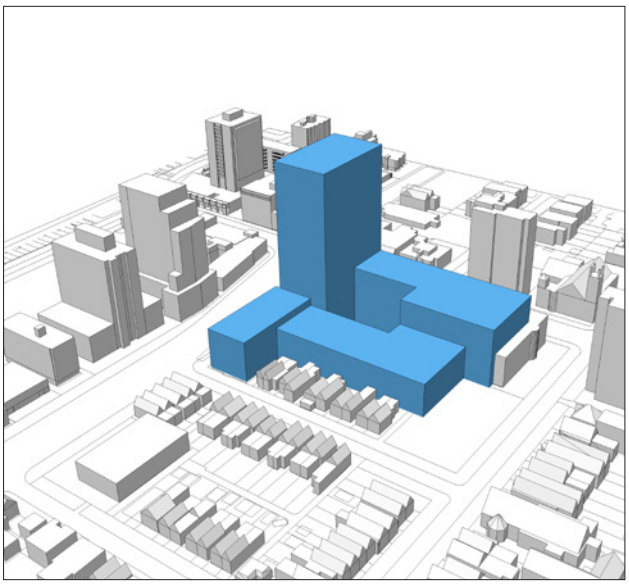
View east from the corner of Bloor St. and Spadina Ave.

Residential neighborhood context; Huron-Washington Parkette

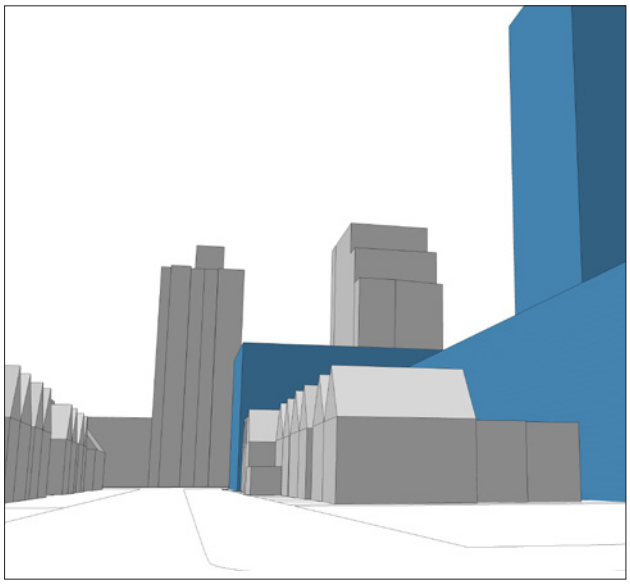
Additional 3D Views (Proposed Envelope):



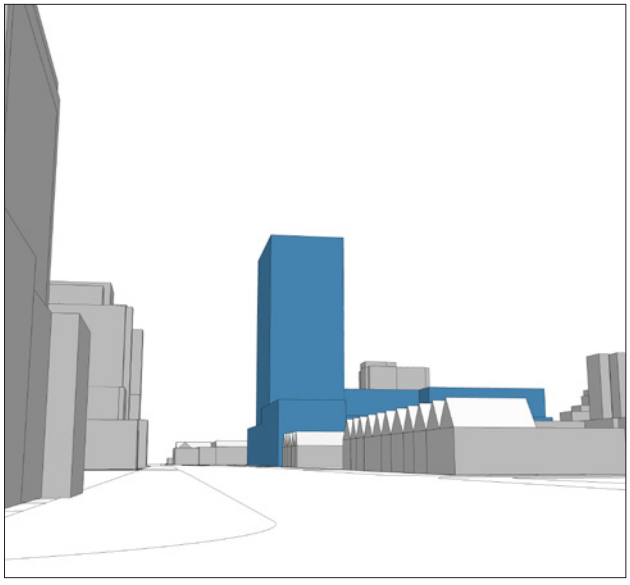
View toward southeast



View toward northwest, with potential courtyard



View west on Washington Avenue



View north on Spadina Avenue

Shadow Study (September 21):

Existing

with Proposed Building Envelope

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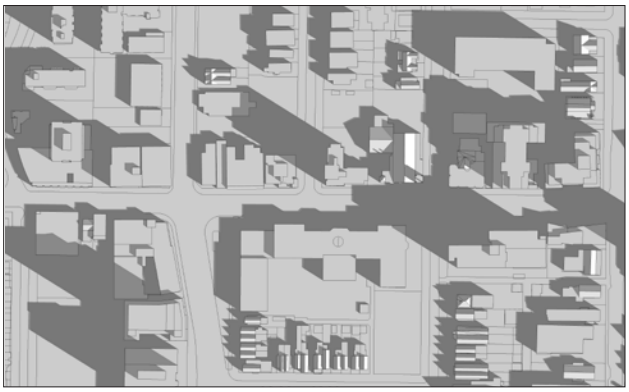

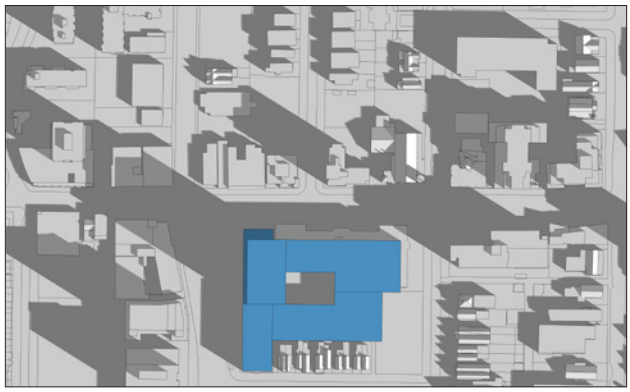

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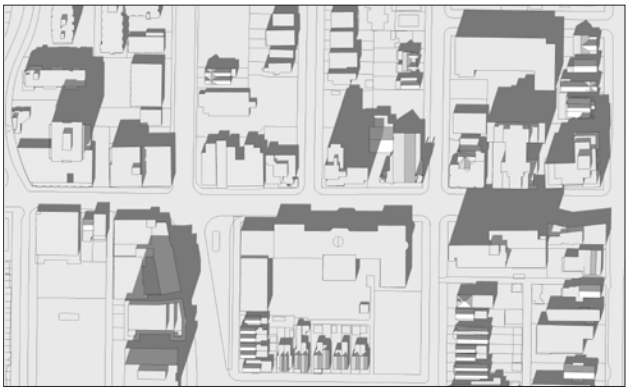

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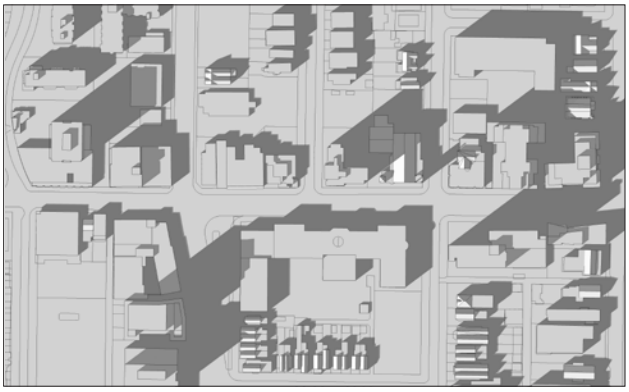
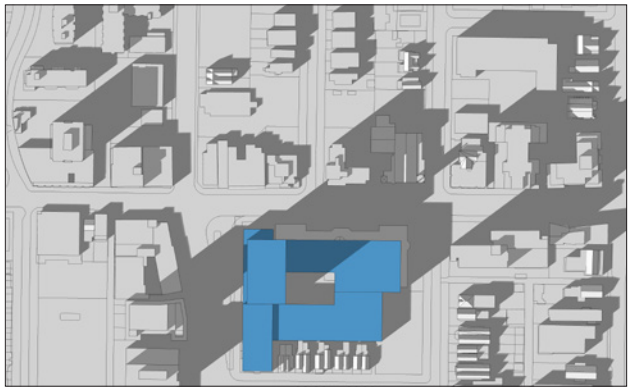




North Side of Sussex Avenue

East Side of Spadina Avenue

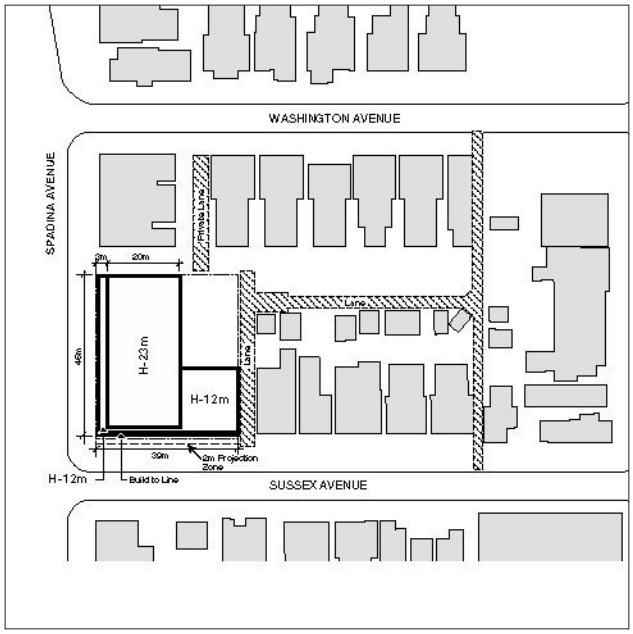
Site Context:

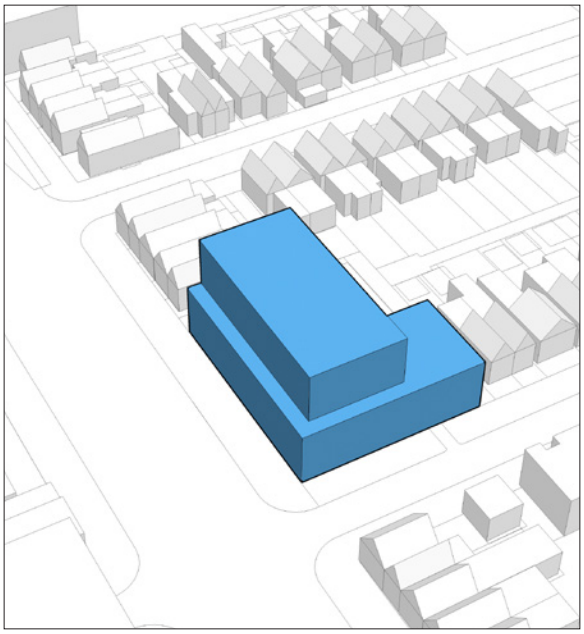
Site 2 is located at the corner of Sussex and Spadina Avenues on the western edge of the University campus, bordering the Huron-Sussex neighbourhood. The immediate context is primarily single and multi-family residential and low-scale institutional with mid-rise residential towers on the west side of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

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

SITE 2: 50 Sussex Avenue

Approved Envelope Capacity:





Northeast View

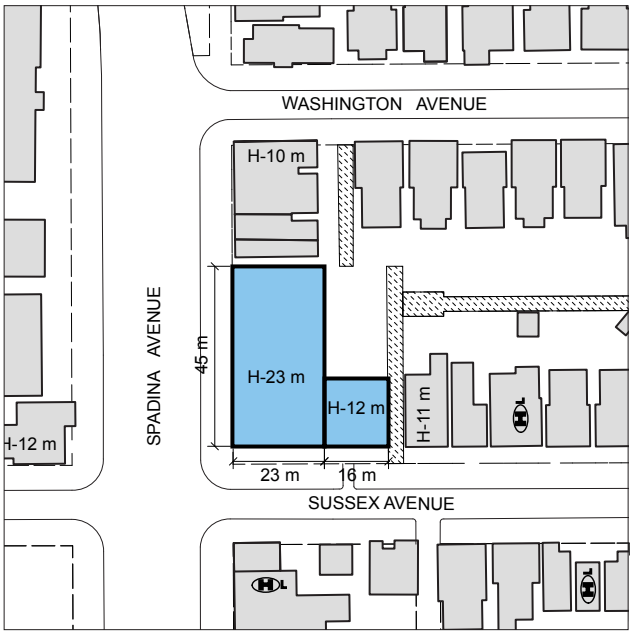
Approved Building Envelope *[City of Toronto By-Law 1997-0275]:*

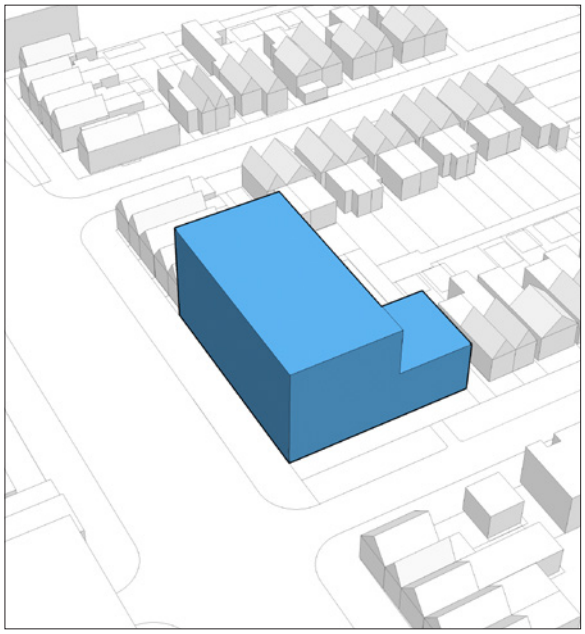
Existing Site Occupancy:	1,316 gsm
Approved Envelope:	5,730 gsm
Discounted Envelope:	4,871 gsm
Maximum Height:	23 m

Use Assumptions:

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

Proposed Envelope Capacity:





Northeast View

Service/Pedestrian Walkway

Existing Building

Proposed Envelope

City Setback/Property Line

Proposed Envelope:

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

Use Assumptions:

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

SITE 2: 50 Sussex Avenue

Development Context:

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

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

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

Servicing:
- servicing to remain off Sussex Avenue.

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

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

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

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

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

Site Data:

Existing Site Occupancy (above and below grade)

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

Area within approved building envelope (gsm)

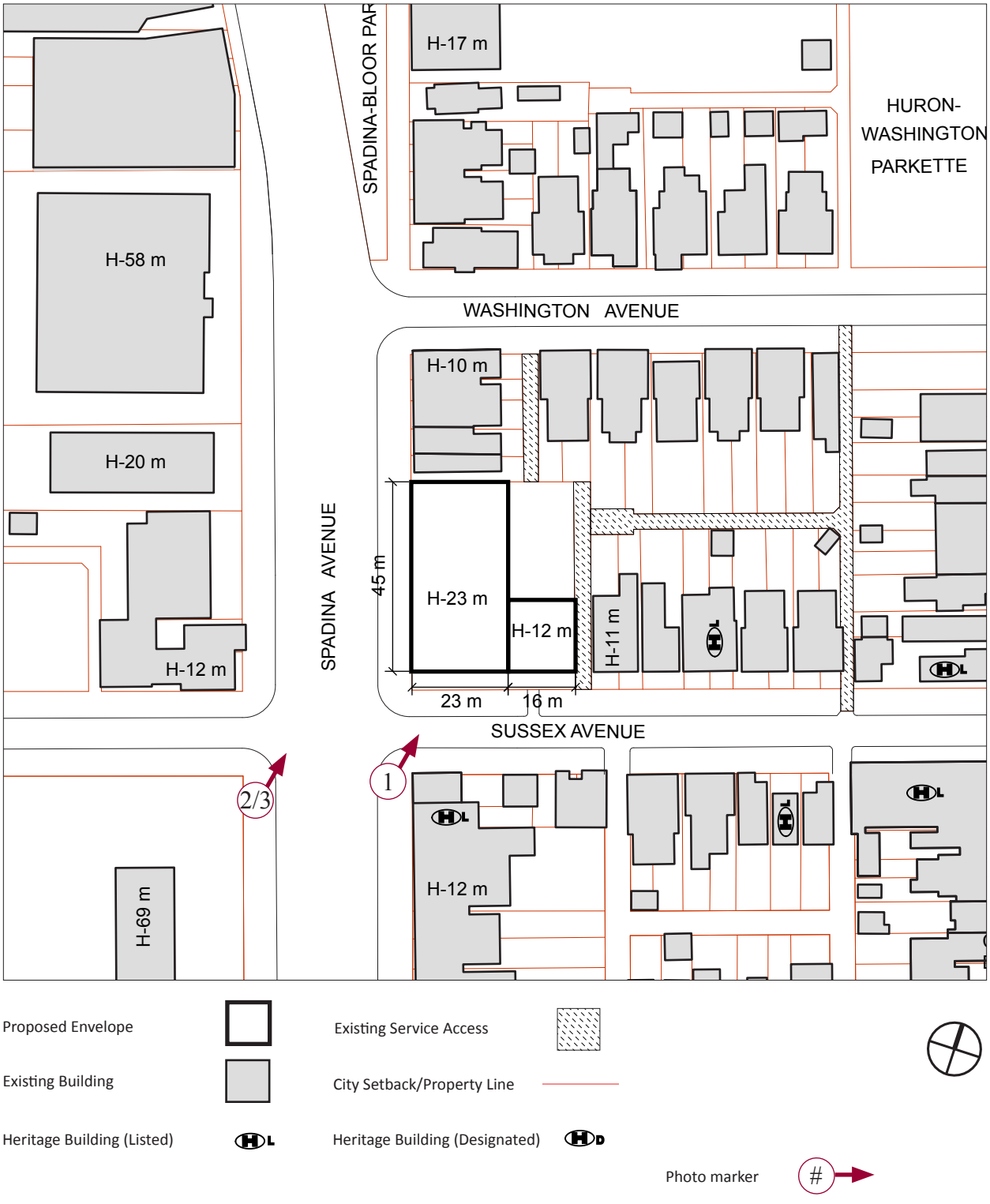
Discounted Envelope:	(above grade):	4,871
	(below grade):	1,323 (assumes 1 storey)
less Area to be Demolished:		1,316
Net Site Increase:		4,878gsm

Area within proposed building envelope (gsm)

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

SITE 2: 50 Sussex Avenue

Context Plan with Proposed Envelope:



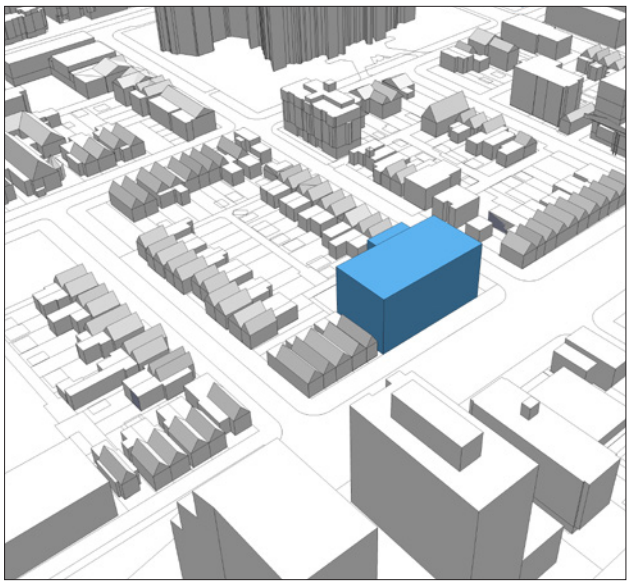
Site Photos:

Northwest Chiller Plant to remain

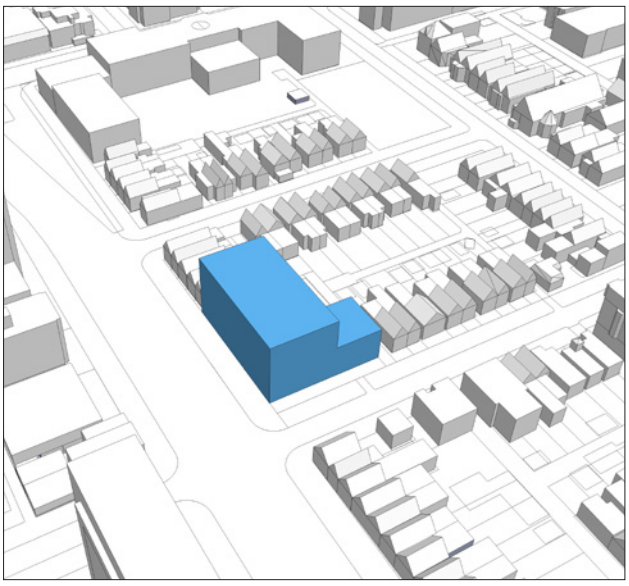
Sussex Aveune at Spadina Avenue

Spadina Avenue looking north

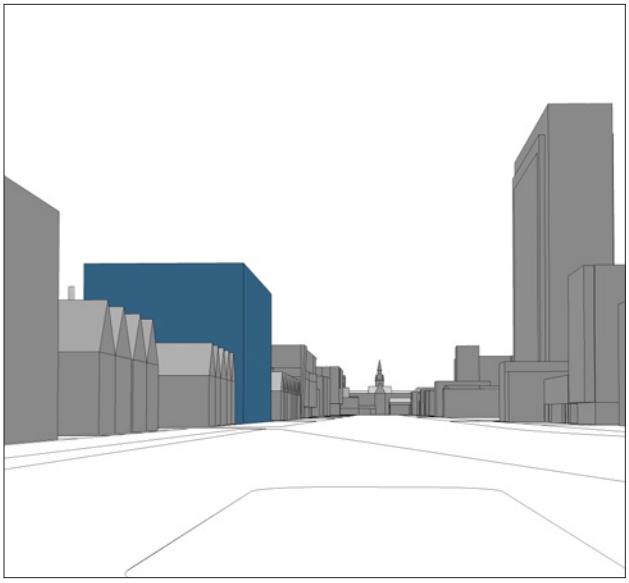
Additional 3D Views (Proposed Envelope):



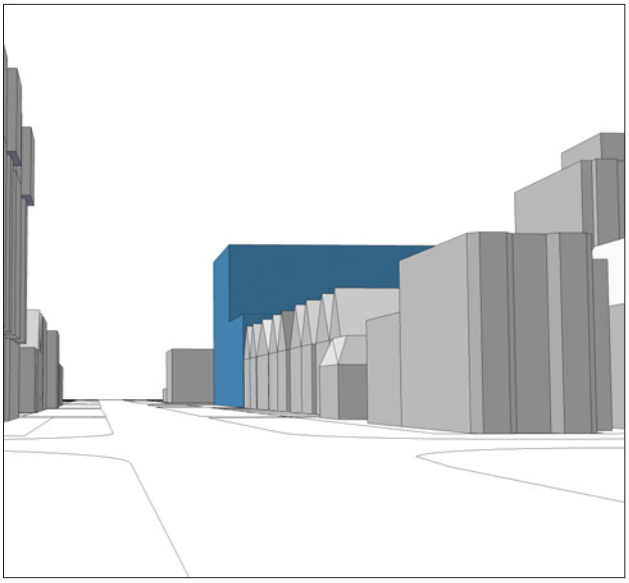
View toward southeast



View toward northeast



View looking south on Spadina Avenue



View west on Sussex Avenue

Shadow Study (September 21):

Existing

with Proposed Building Envelope

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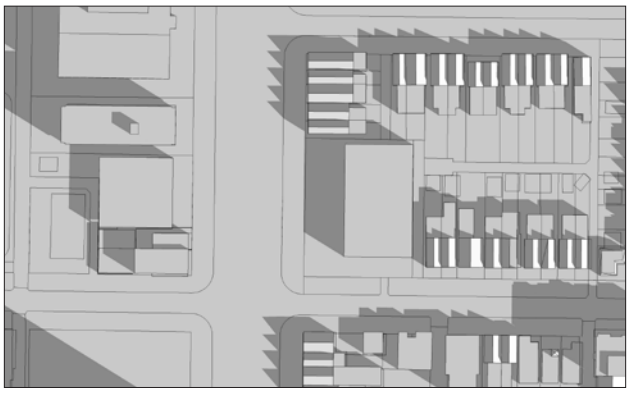

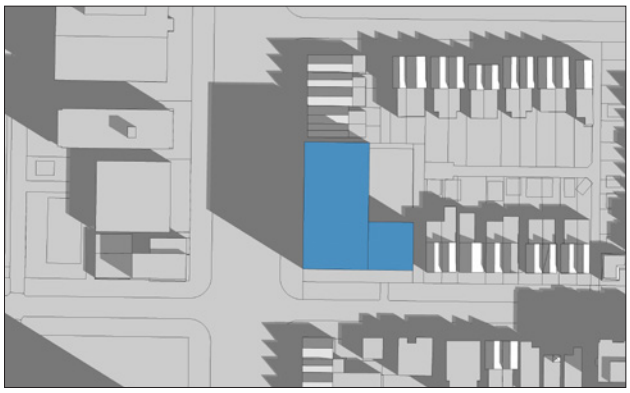

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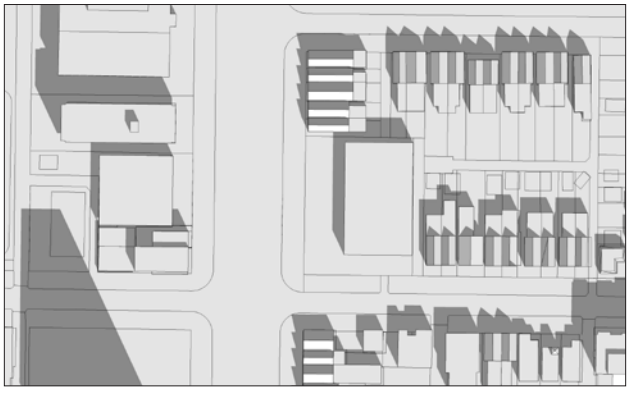

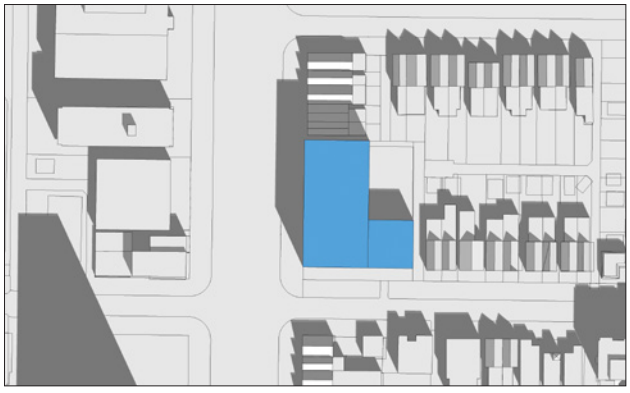

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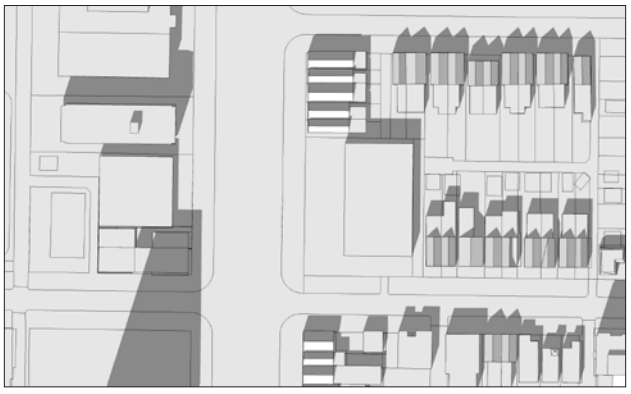

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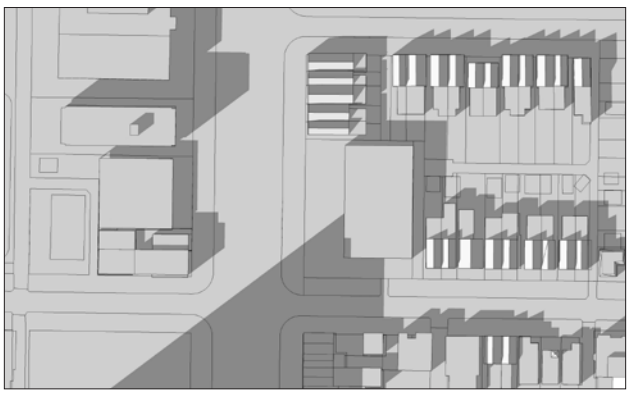
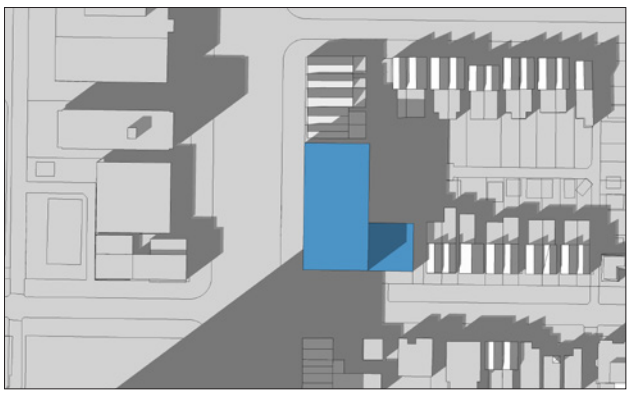




East side of Huron Street

Site Context:

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

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

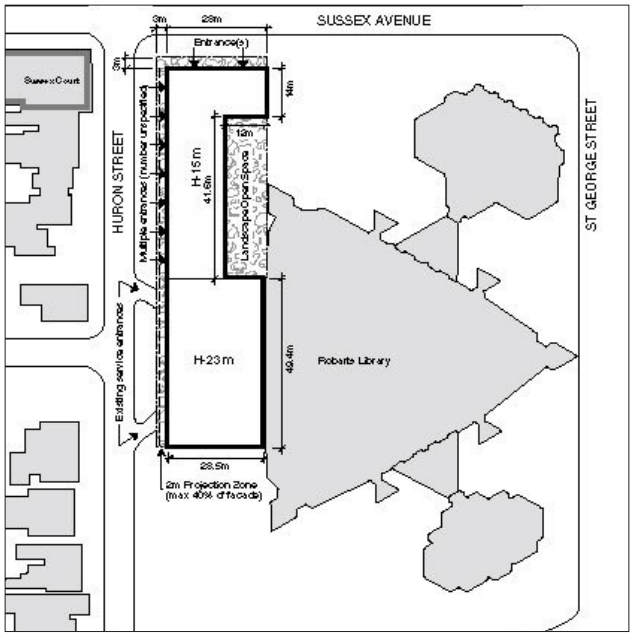
Robarts Library stands 14 storeys tall with two flanking 6-storey wings: the Thomas Fisher Rare Book Library, and the Claude T. Bissell Building home to the Faculty of Information. Early plans for the library indicate the intention of a third wing (never built) to be located off the west face of the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

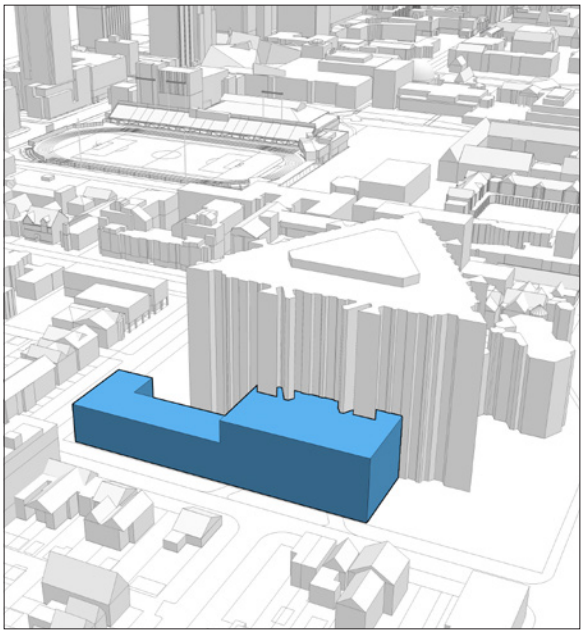
To the north and west of the block lies the primarily residential neighbourhood of Huron-Sussex, with intact Victorian house-form buildings. The southern edge borders Harbord Street, a major cross-campus roadway. The main entry is on the eastern façade, off St. George Street.

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

SITE 4: 369 Huron Street

Approved Envelope Capacity:





Northeast View

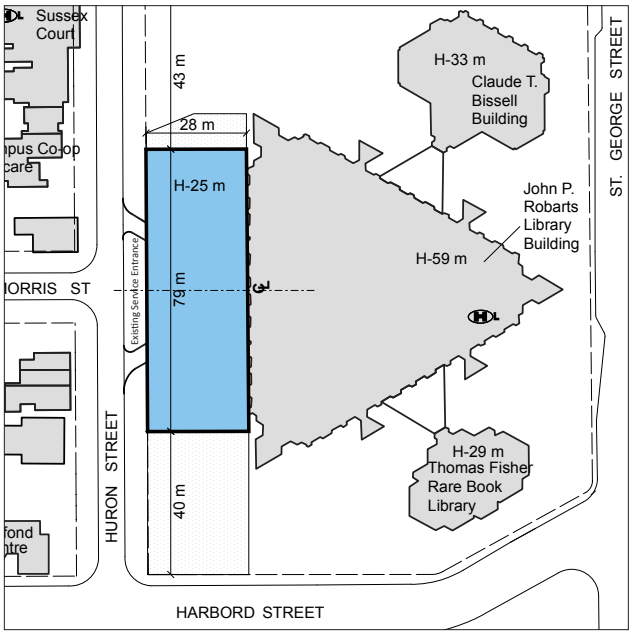
Approved Building Envelope *[City of Toronto By-Law 1997-0275]:*

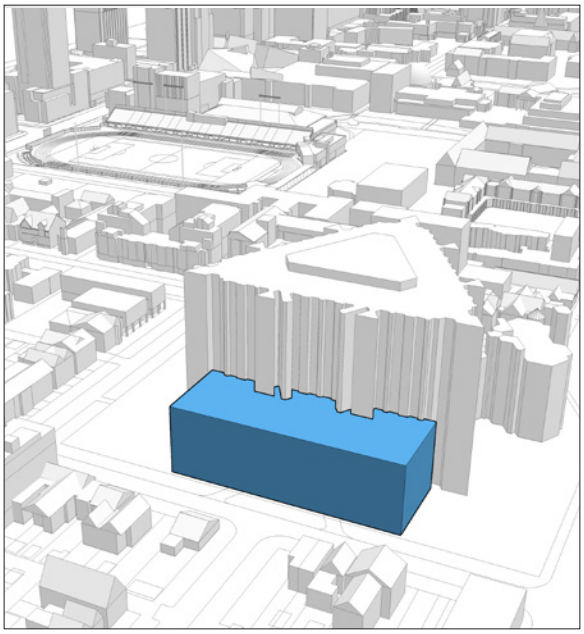
Existing Site Occupancy:	710 gsm
Approved Envelope:	15,230 gsm
Discounted Envelope:	12,946 gsm
Maximum Height:	23 m

Use Assumptions:

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

Proposed Envelope Capacity:





Northeast View

Courtyard/Forecourt

Service/Pedestrian Walkway

City Setback/Property Line

Existing Building

Proposed Envelope

Proposed Building Envelope:

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

Use Assumptions:

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

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

SITE 4: 369 Huron Street

Development Context:

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

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

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

Servicing:
- existing loading dock to be maintained

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

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

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

Heritage:
- Robarts Library is a listed Heritage Building.

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

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

Site Data:

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

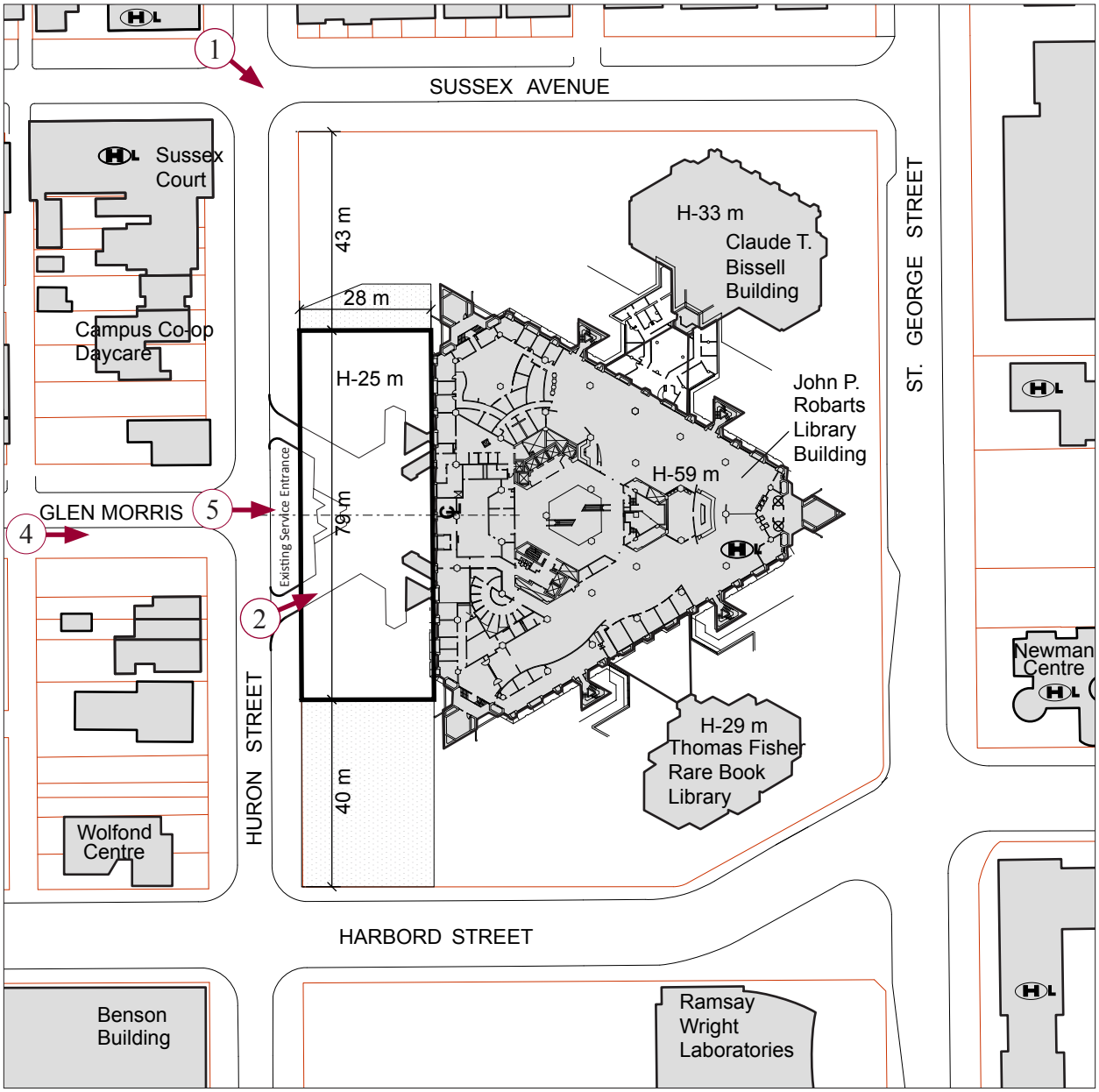
Area within approved building envelope (gsm)

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

Area within proposed building envelope (gsm)

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

Context Plan with Proposed Envelope:



Site Photos:

View from Huron St. and Sussex Ave.

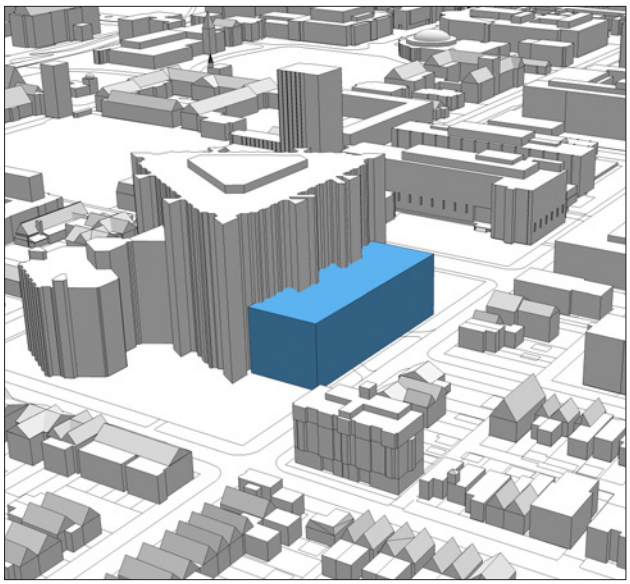
Existing loading dock

Huron-Sussex neighborhood context

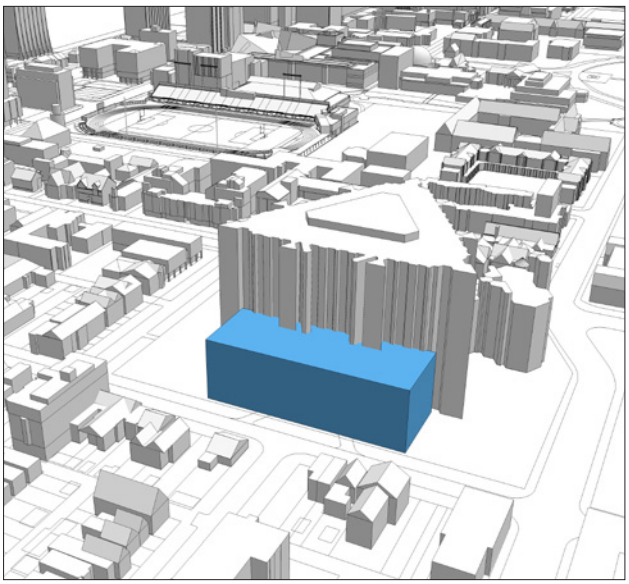
View to development site along Glen Morris St.

Development site view from west

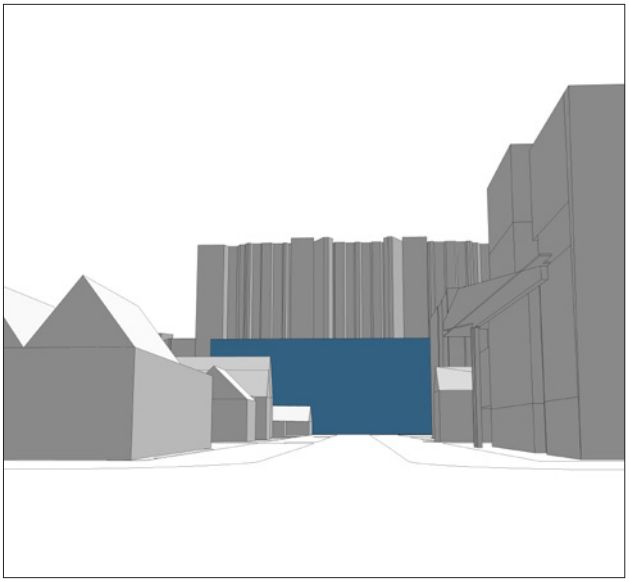
Additional 3D Views (Proposed Envelope):



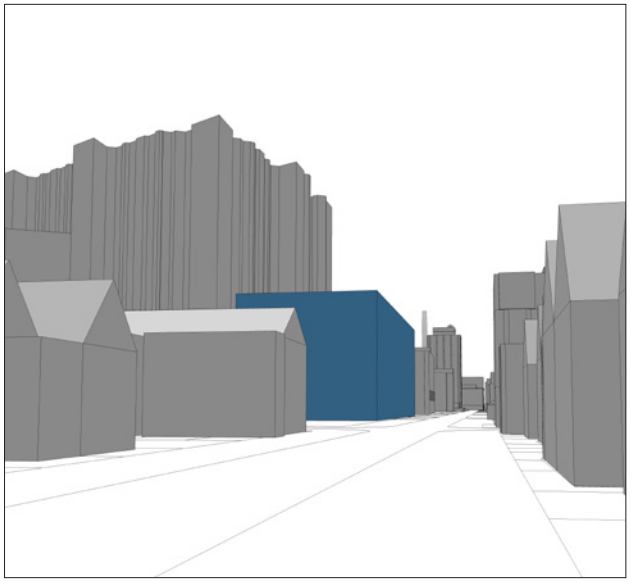
View toward southeast



View toward northeast; Varsity Stadium beyond



View east along Glen Morris Street



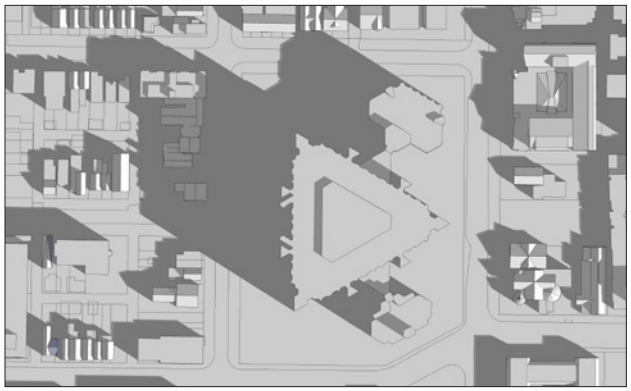
View looking south on Huron Street

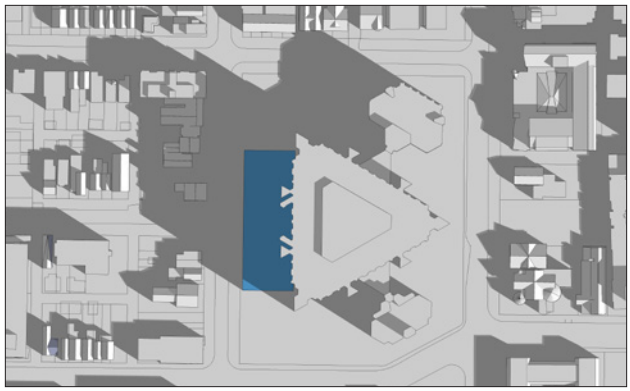
Shadow Study (September 21):

Existing

with Proposed Building Envelope

9 a.m.





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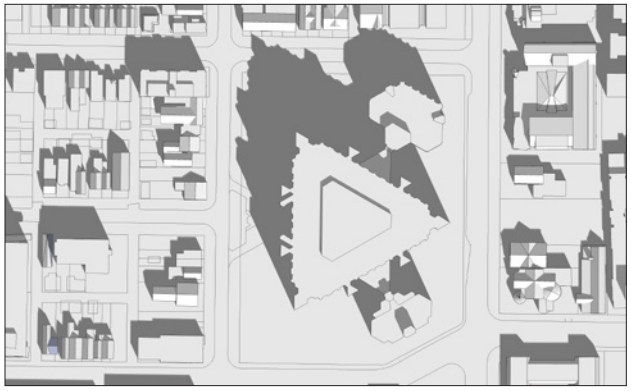

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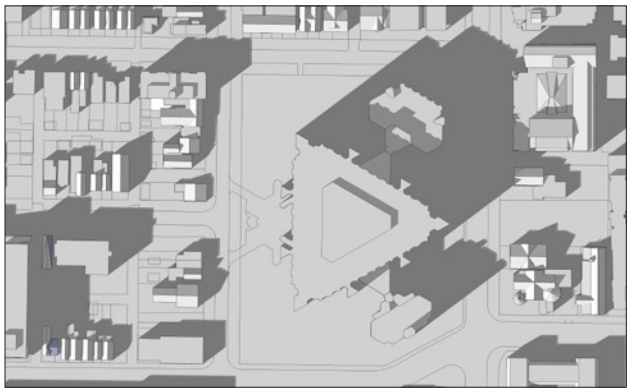
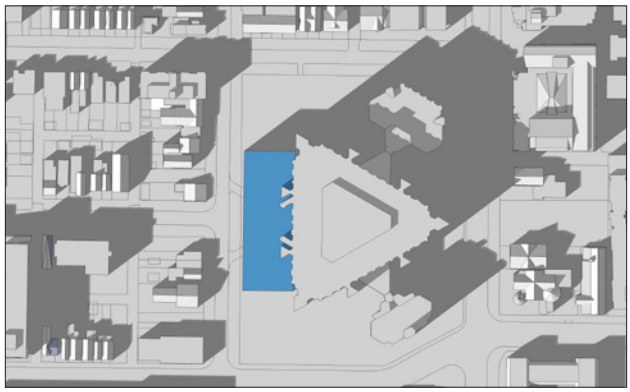




West side of St. George Street

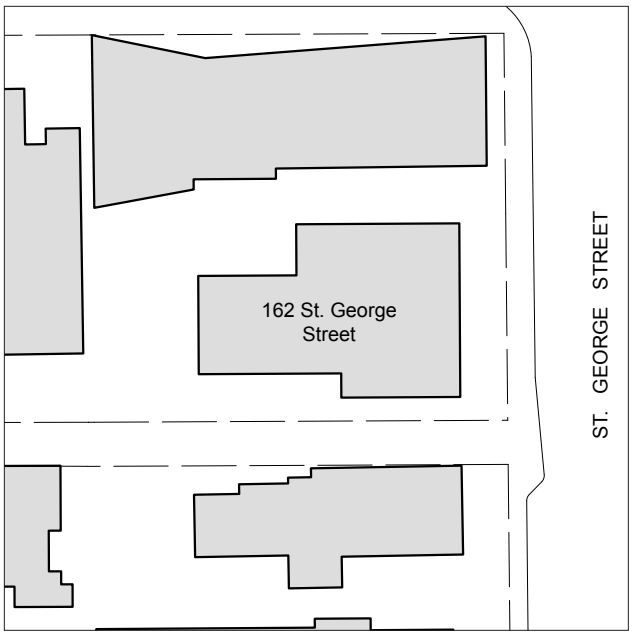
Site Context:

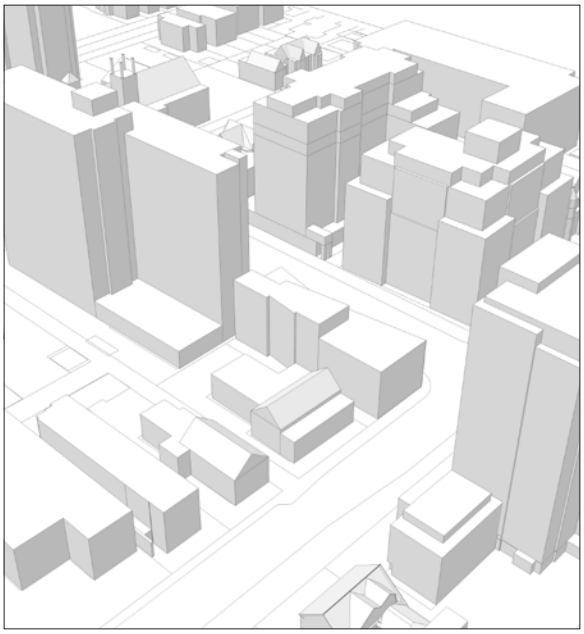
Site E is currently the location of the University Women's Club which is housed in an expanded house-form building immediately south of the Bata Shoe Museum on the west side of St. George Street. Other non-University uses abut the site to the south and east. The building will become part of the University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

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

SITE E: 162 St. George Street

Existing Envelope Capacity:



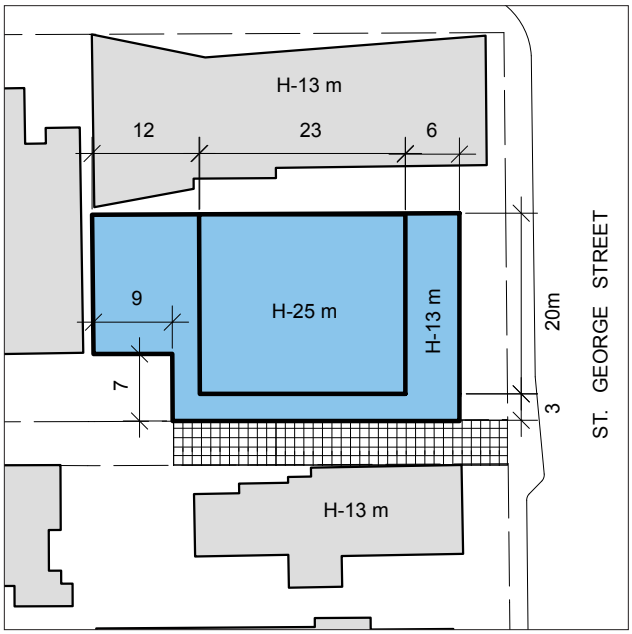


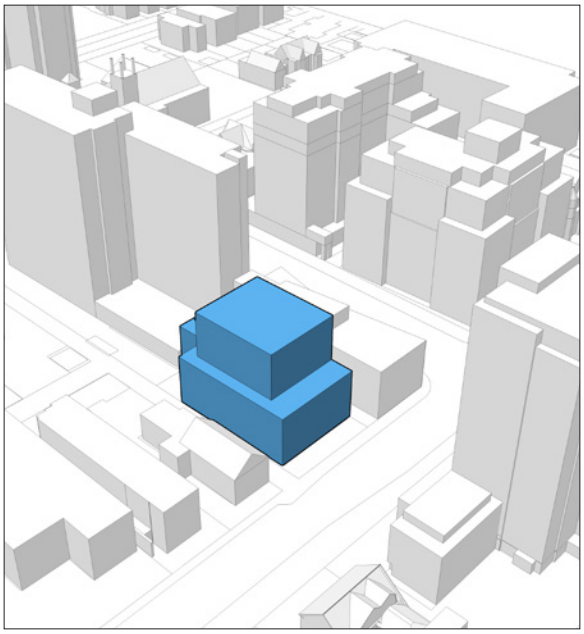
Northeast View

Existing Site:

No previously approved envelope

Proposed Envelope Capacity:





Northeast View

Existing Building

Proposed Envelope

Pedestrian Walkway

City Setback/Property Line

Proposed Building Envelope:

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

Use Assumptions:

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

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

SITE E: 162 St. George Street

Development Context:

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

Parking:
- no existing by-law parking

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

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

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

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

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

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

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

Site Data:

Existing Site Occupancy (above and below grade)

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

Area within approved building envelope (gsm)

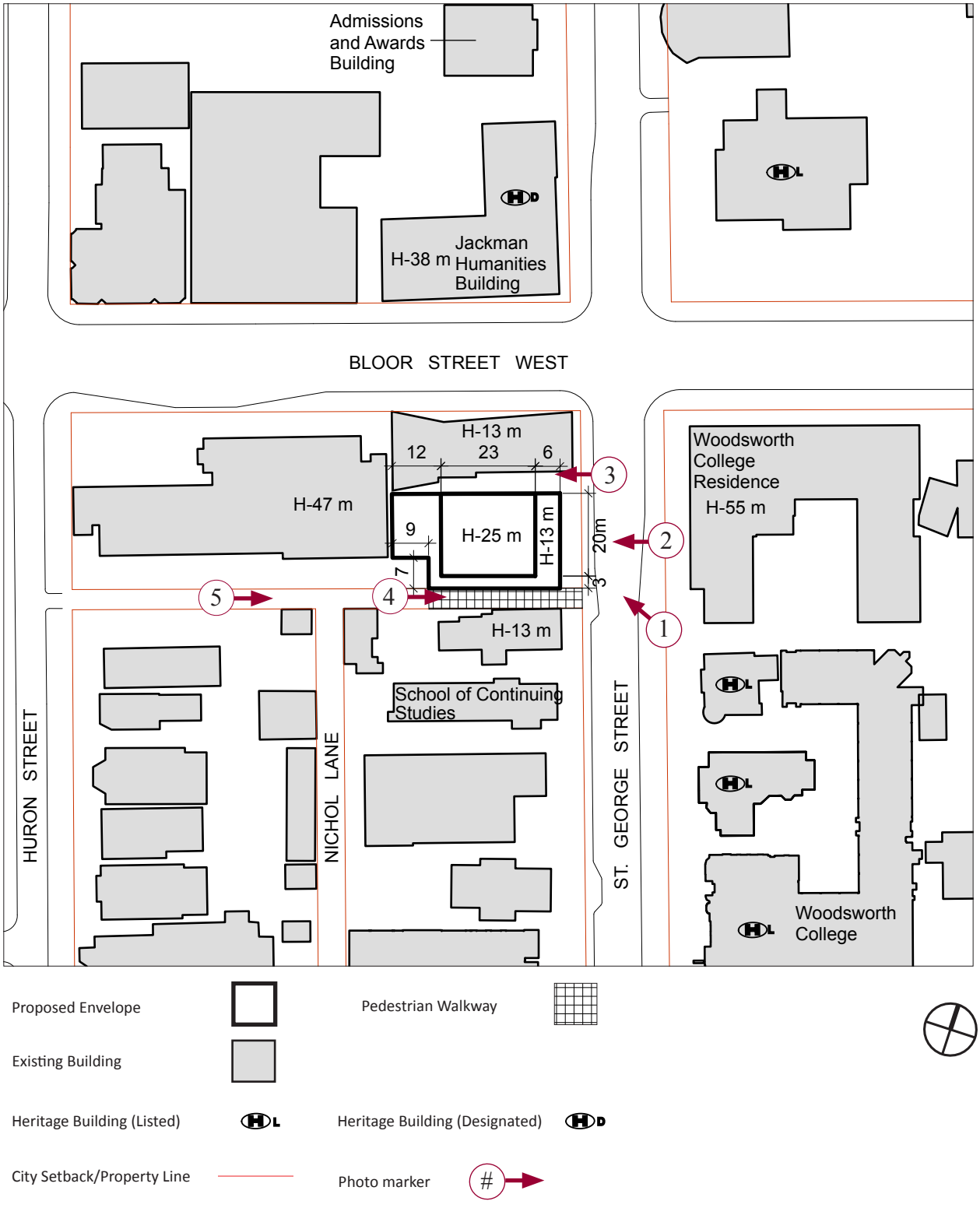
No approved envelope

Area within proposed building envelope (gsm)

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

SITE E: 162 St. George Street

Context Plan with Proposed Envelope:



Site Photos:

View north along St. George Street toward Bloor Street West

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

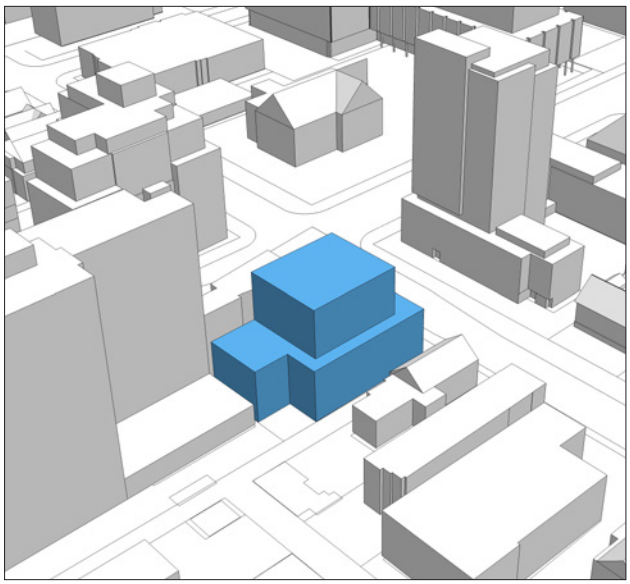
Pedestrian laneway along the south side of the University Women's Club

University Women's Club laneway service entrance

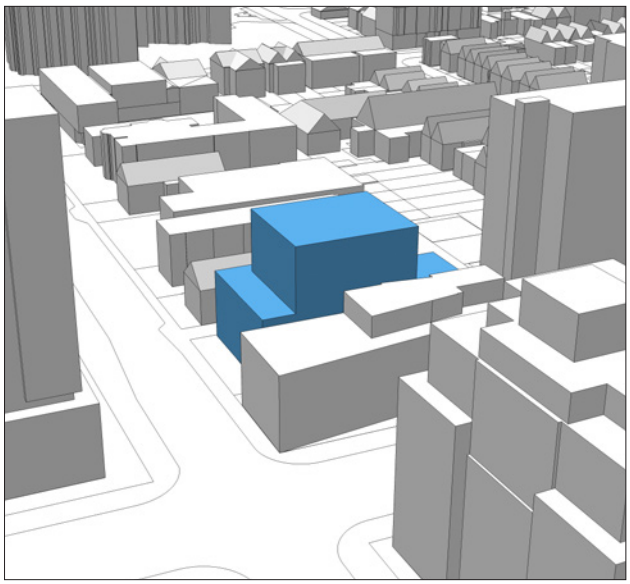
Existing parking lot and service area at rear of building

View east along laneway; Woodsworth College Residence beyond

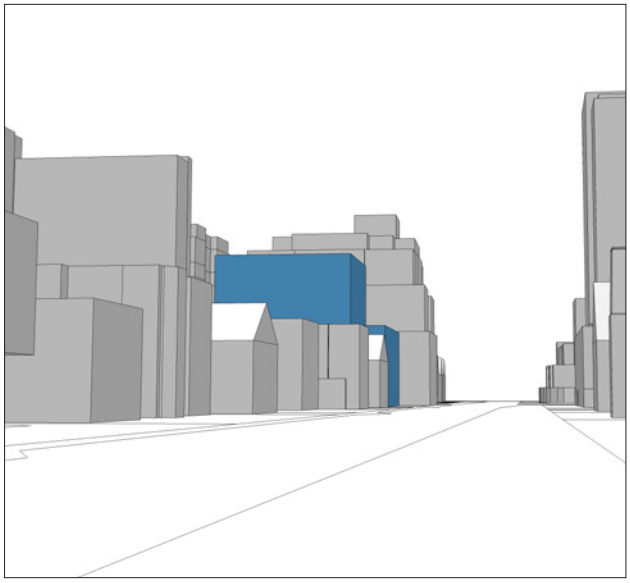
Additional 3D Views (Proposed Envelope):



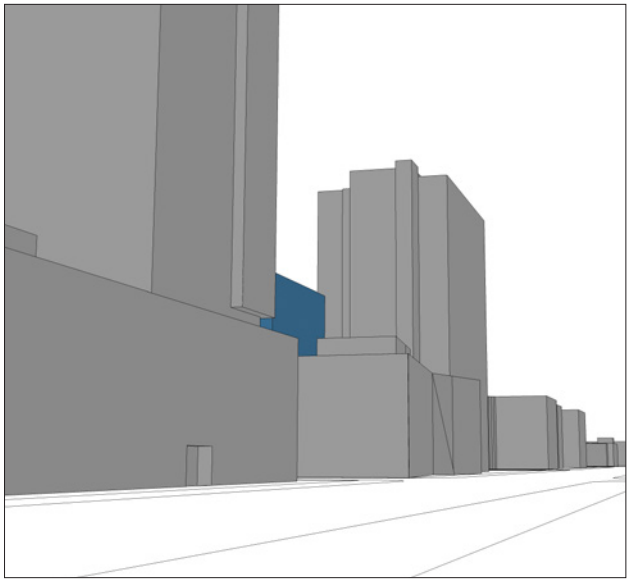
View toward northwest



View toward southwest



View north along St. George Street



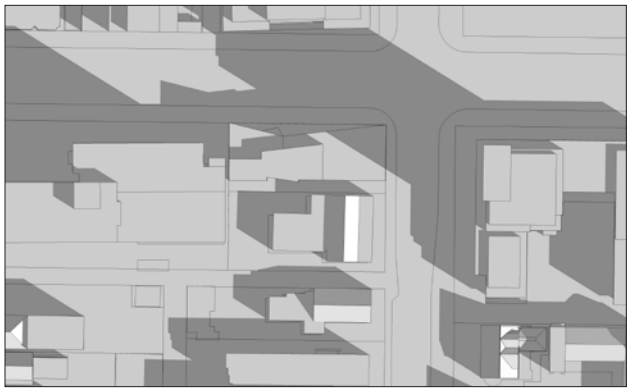
View west along Bloor Street

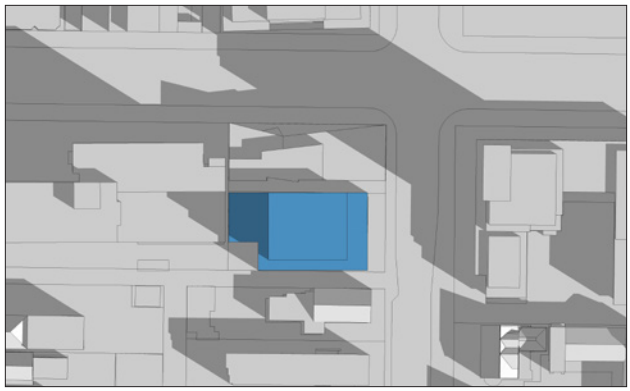
Shadow Study (September 21):

Existing

with Proposed Building Envelope

9 a.m.





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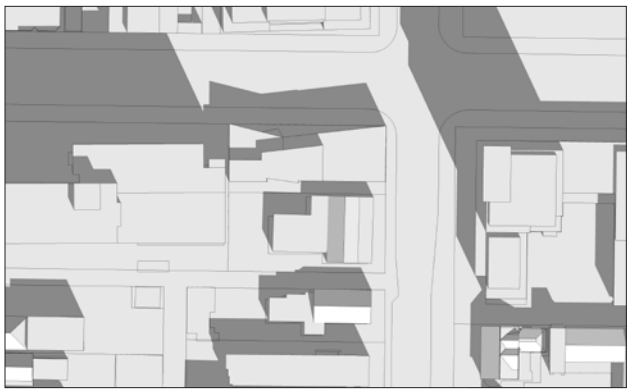

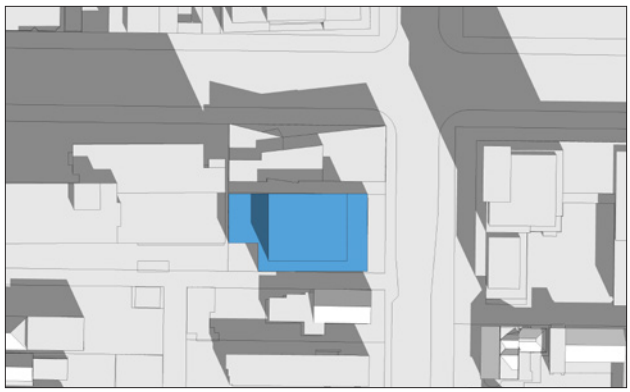

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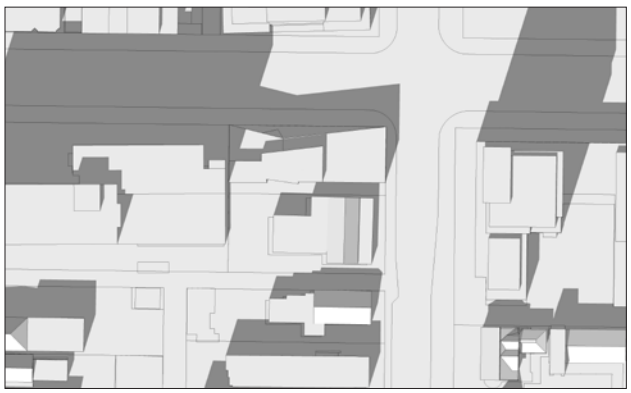

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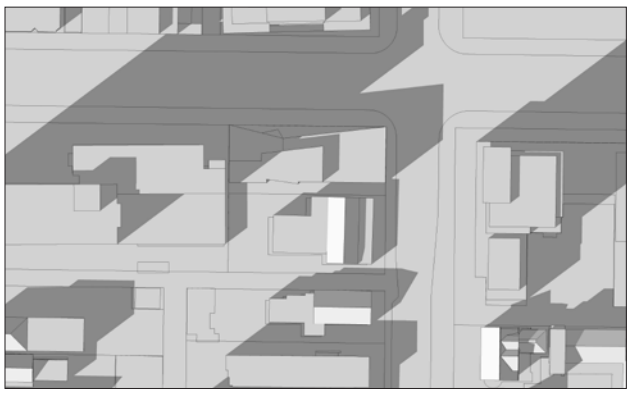

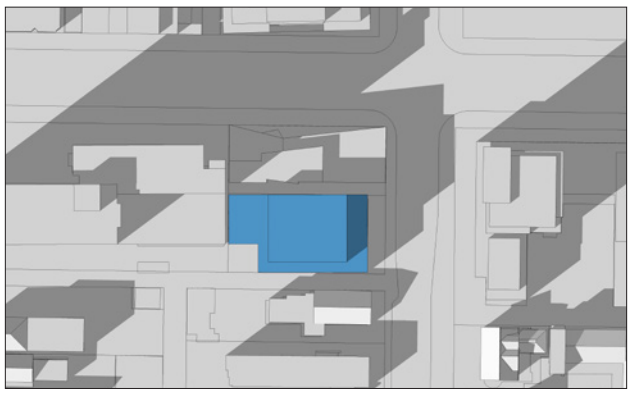

Northwest Sector Summary

Pedestrian Circulation Plan (Nolli) with Development Sites

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

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

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

Northwest Sector Proposed Sites

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

NW Sector Proposed Envelopes
Approved construction adjacent to campus