

Southeast Sector

Site 10

Site 14

Site 16

Site 17

Site 19

Summary

Introduction

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

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

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

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

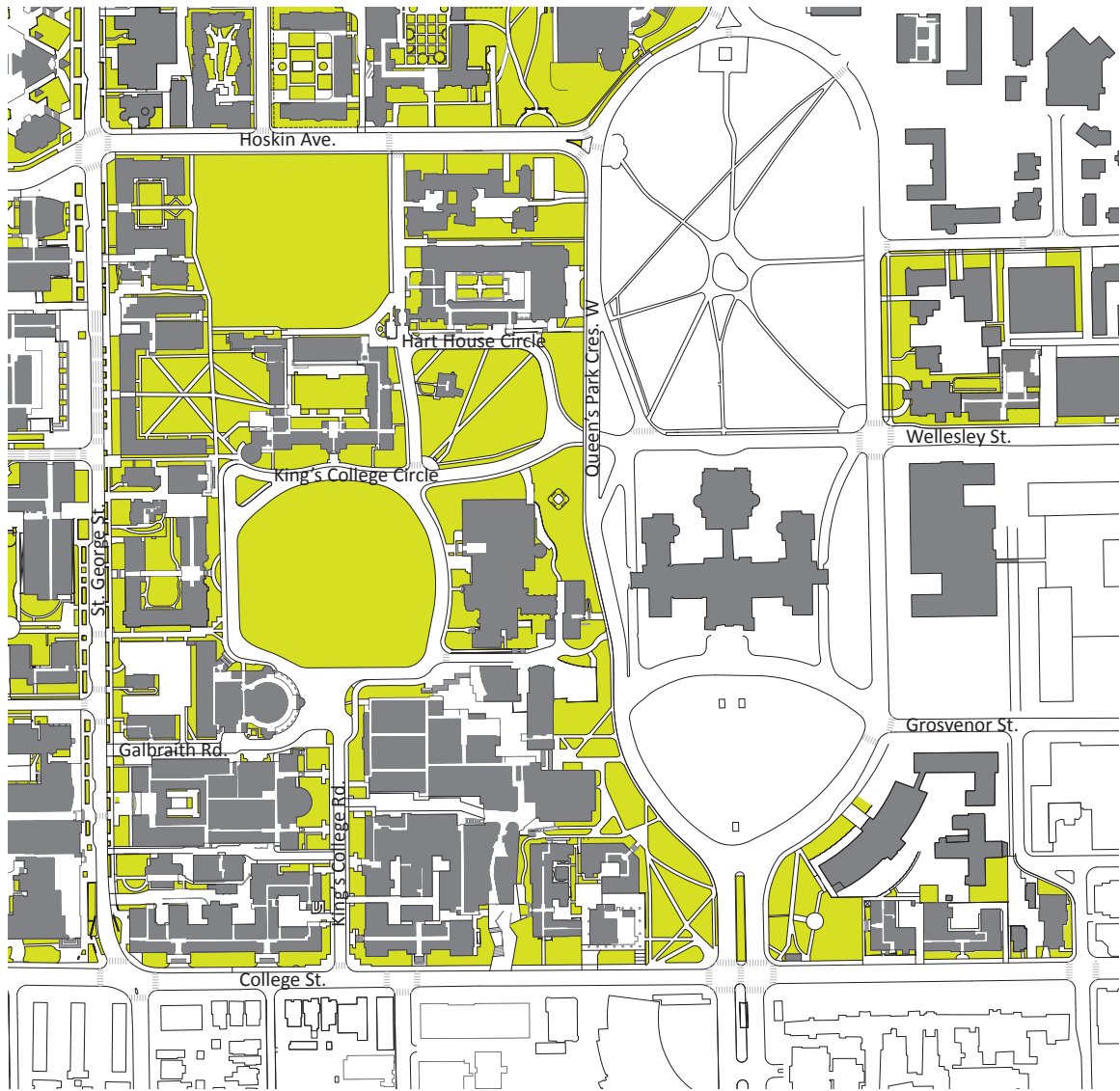
Immediately south of the officially defined University of Toronto Area are properties recently acquired by the University including the newly renovated Health Science Building (155 College) and the University Exam Centre and Capital Projects and Real Estate offices (255 McCaul Street). Development in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

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

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

Pedestrian Circulation Plan (Nolli) of the Sector

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



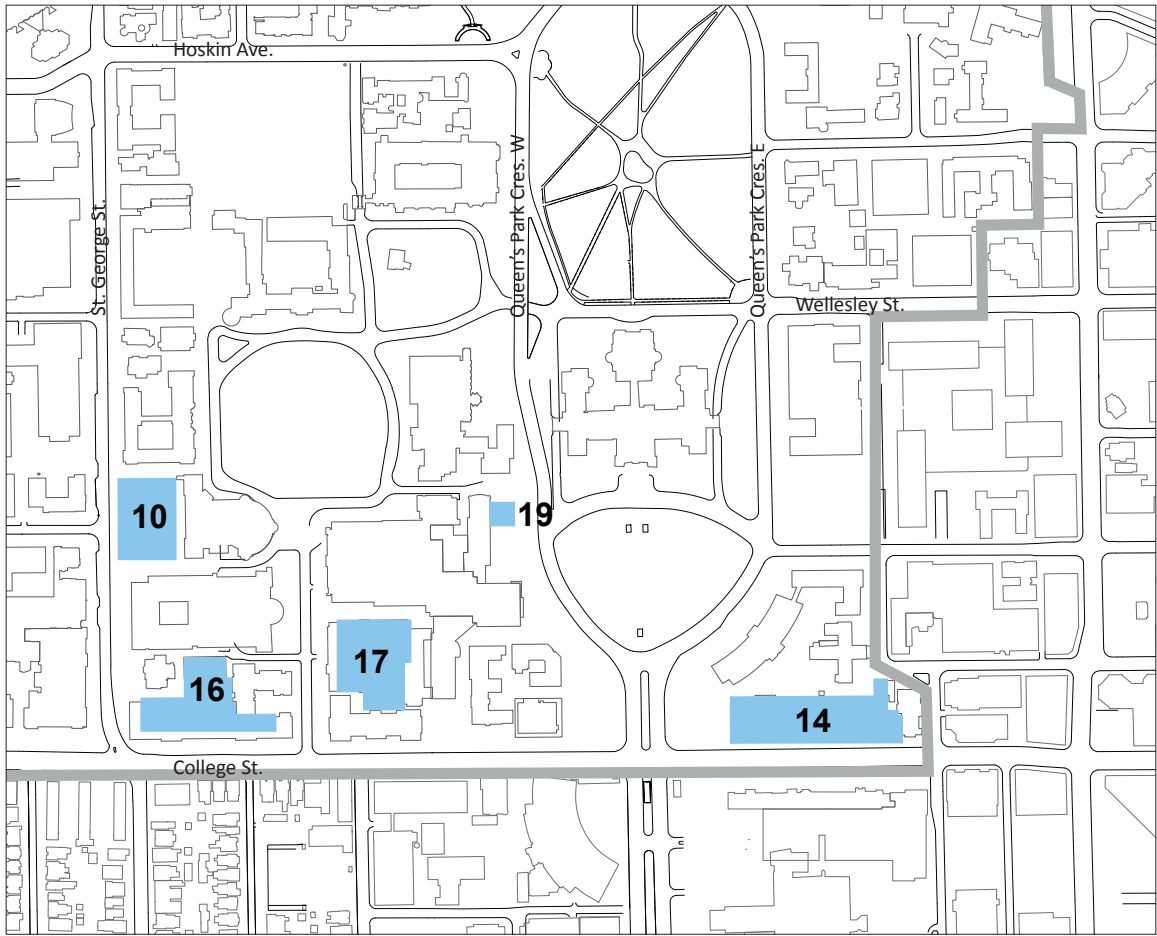
Southeast Sector area 'nolli' plan

Opportunities and Challenges

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

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

Area Plan



Area plan with Southeast Sector development sites



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

Existing (Approved) Sites:

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

Additional (Proposed) Sites:

There are no new sites proposed in this sector.



East side of St. George Street

Site Context:

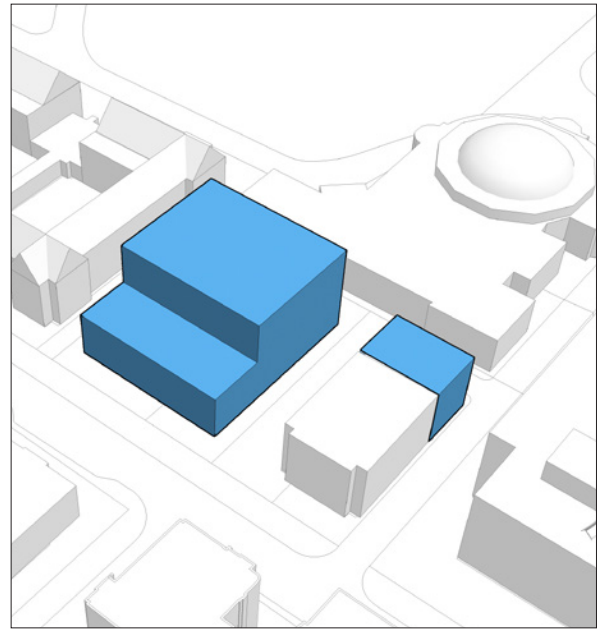
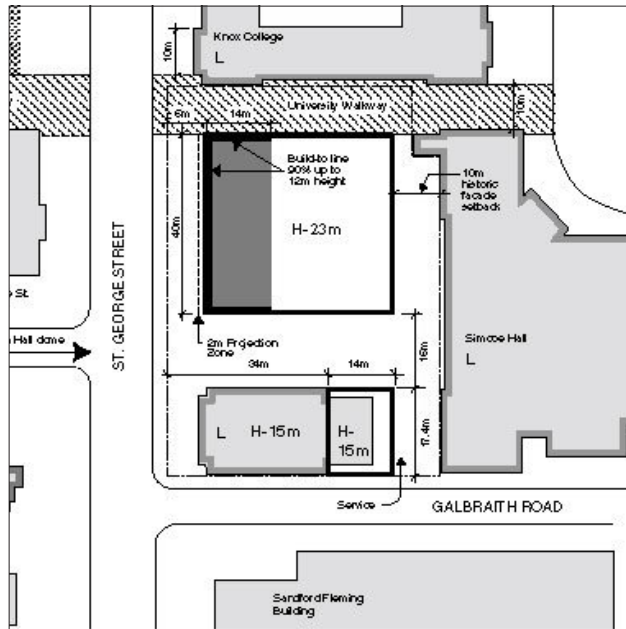
Site 10 is located on the east side of St. George Street, at the termination of Russell Street. Currently the site contains two buildings at 45 and 49 St George and a 96-space parking lot. Demolition of 49 St. George Street is permitted as part of the existing development envelope.

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

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

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

Approved Envelope Capacity:



Northeast view

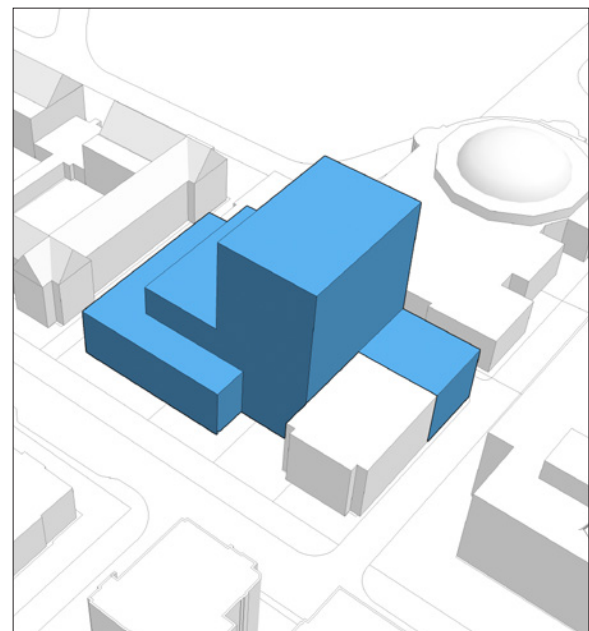
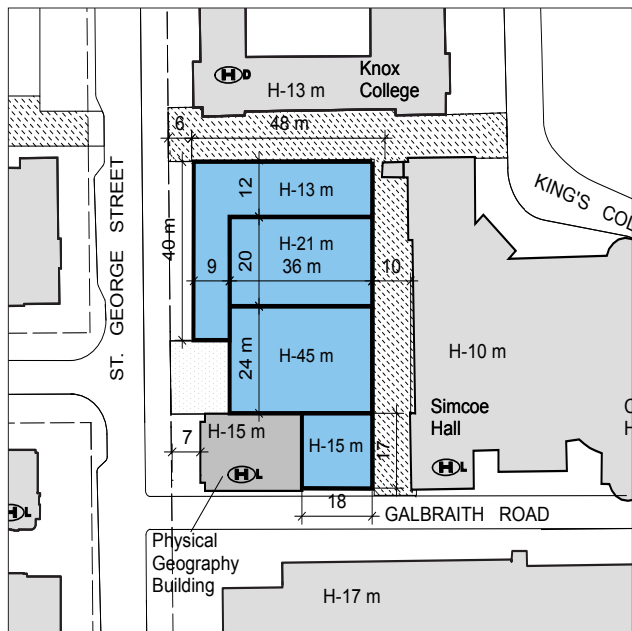
Approved Building Envelope [*City of Toronto By-Law 1997-0275*]:

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

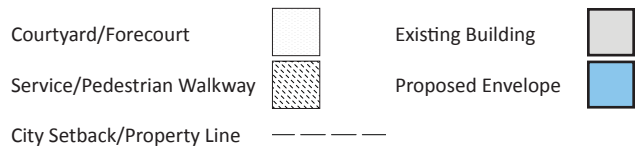
Use Assumptions:

5 floors institutional use

Proposed Envelope Capacity:



Northeast view



Proposed Building Envelope:

Existing Site Occupancy:	2,739 gsm
Proposed Envelope:	16,670 gsm
Discounted Envelope:	14,170 gsm
Maximum Height:	45 m

Use Assumptions:

- Stepped envelope progression from 3 floors at northern edge;
- to 5-floor and 11-floor institutional use midblock;
- 11 floor mid-rise envelope to be located on axis with Russell Street;
- 4-floor institutional use to abut east face of 45 St. George Street

The proposed envelope steps up from north to south, providing a low envelope immediately adjacent to the landscaped pedestrian walkway. A higher envelope is positioned on axis with Russell Street as a focal point, with an open space entry forecourt facing St. George Street.

Development Context:

Site Conditions:

- demolition of 49 St. George Street permitted

Secondary Effects:

- relocate existing occupants of 49 St. George Street

Parking:

- 96 existing parking spaces on site to be relocated elsewhere on campus or accommodated within a parking garage accommodated within the development envelope.

Servicing:

- site servicing is anticipated to be located along the eastern edge of site and accessed from Galbraith Road.

Pedestrian Routes:

- existing pedestrian walkway directly north of site to be maintained
- the proposed service lane may also provide pedestrian access

Height and Massing:

- envelope progressively steps back from the Knox College walkway to maintain pedestrian scale.
- 11-floor mid-rise envelope to act as new terminus of view east from Russell Street

Open Space:

- open space forecourt proposed in front of mid-rise envelope immediately north of 145 St. George Street
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:

- listed heritage building at 45 St. George St. (Physical Geography Building) will remain; demolition of the 1-storey addition is proposed.

Accessibility:

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

Urban Design:

- building design should acknowledge and be compatible in massing and articulation with surrounding heritage buildings, while providing a prominent view terminus.
- new forecourt at base of building should be in keeping with the St. George streetscape, yet function as a distinctive terminus of Russell Street
- build upon the success of the landscaping along Knox College walkway.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	Area	
		(total)	(to be demolished)
Physical Geography	Geography	1,150 (1,962 gsm)	152 (189 gsm)
St. George Street - 49	Transitional Year Programme	408 (787 gsm)	408 (787 gsm)
TOTAL Site Area (nasm) (Gross Area)		1,567 (2,739 gsm)	560 (976 gsm)

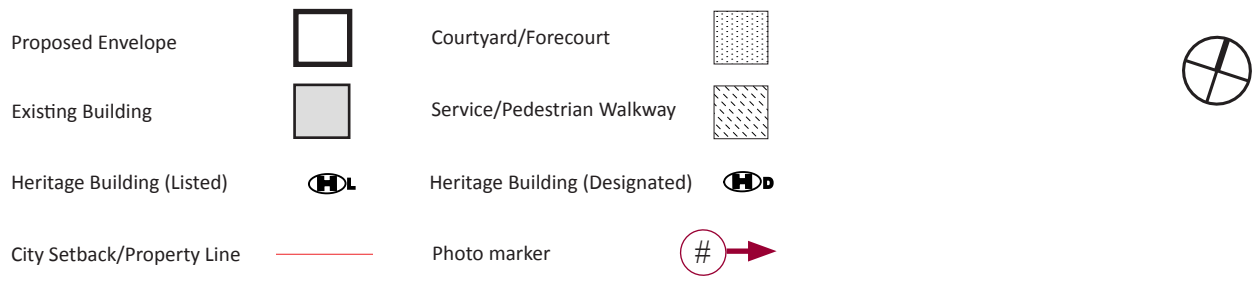
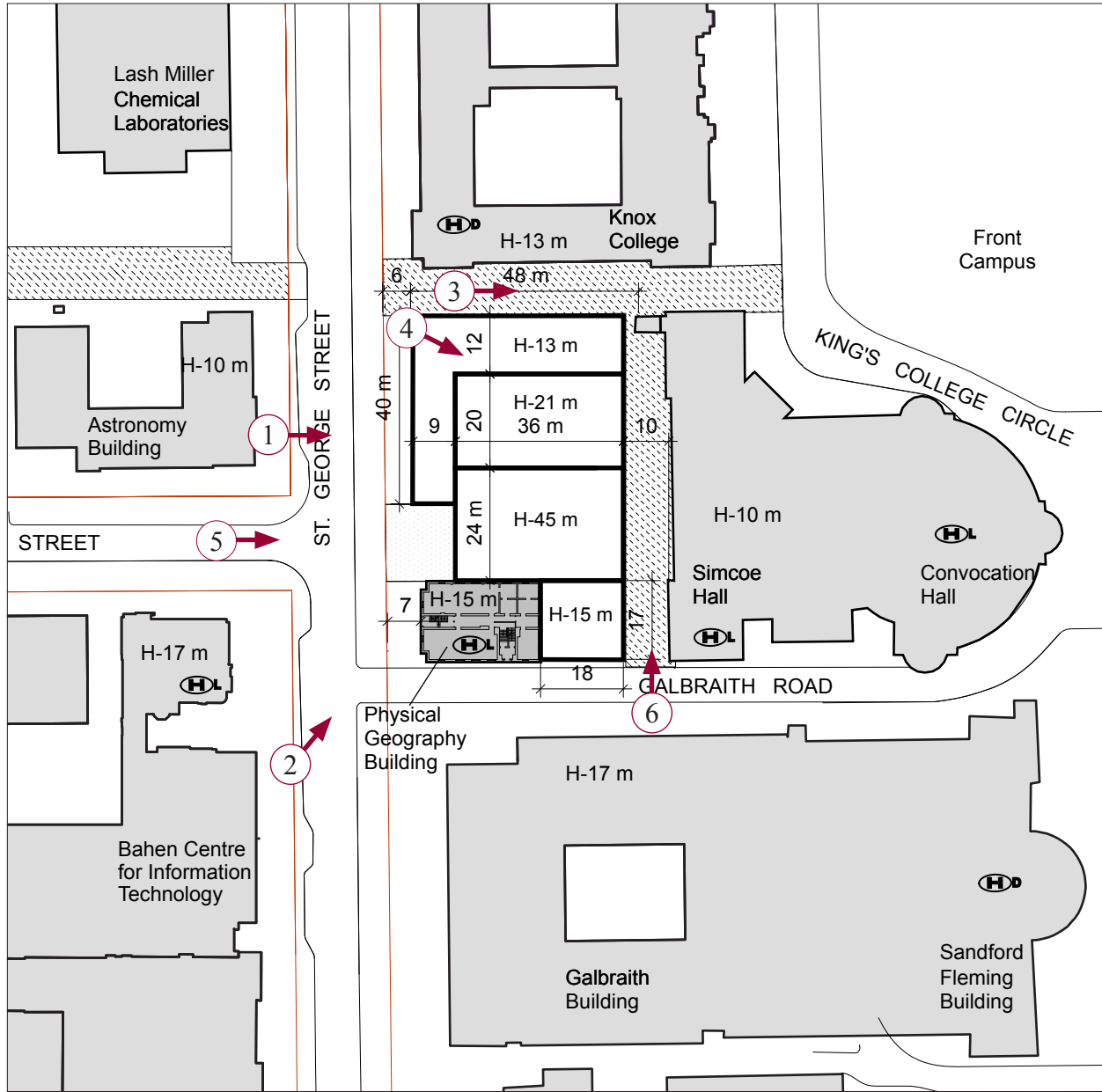
Area within approved building envelope (gsm)

Discounted Envelope: (above grade):	8,900
(below grade):	2,044 (assumes 1 storey)
less Area to be Demolished:	976
Net Site Increase:	9,968 gsm

Area within proposed building envelope (gsm)

Discounted Envelope: (above grade):	14,170
(below grade):	2,335 (assumes 1 storey)
less Area to be Demolished:	976
Net Site Increase:	15,529 gsm

Context Plan with Proposed Envelope:



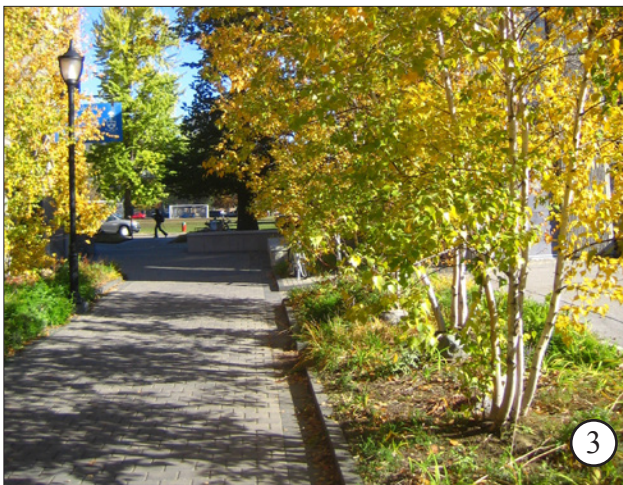
Site Photos:



View east to site and 49 St. George Street



Physical Geography Building



Knox College Pedestrian Walkway



View southeast toward Simcoe Hall

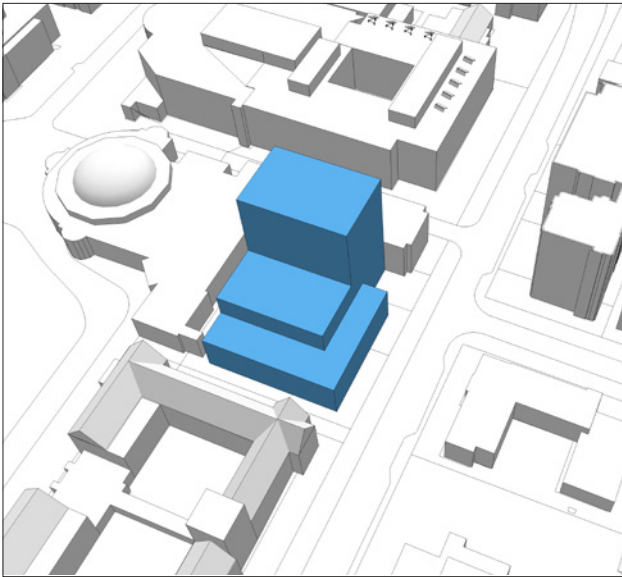


View looking east from Russell Street

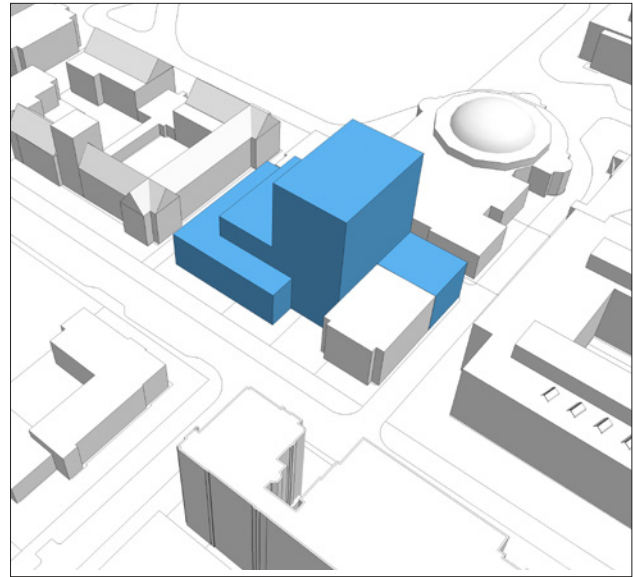


View north along eastern site edge to Visitors Centre/Knox College

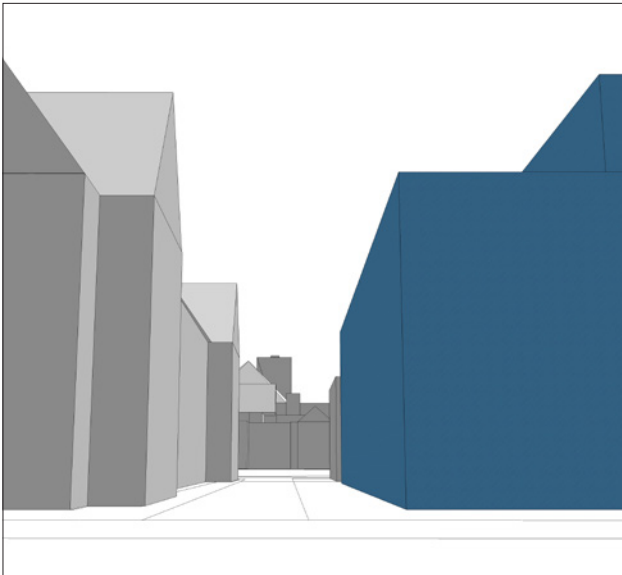
Additional 3D Views (Proposed Envelope):



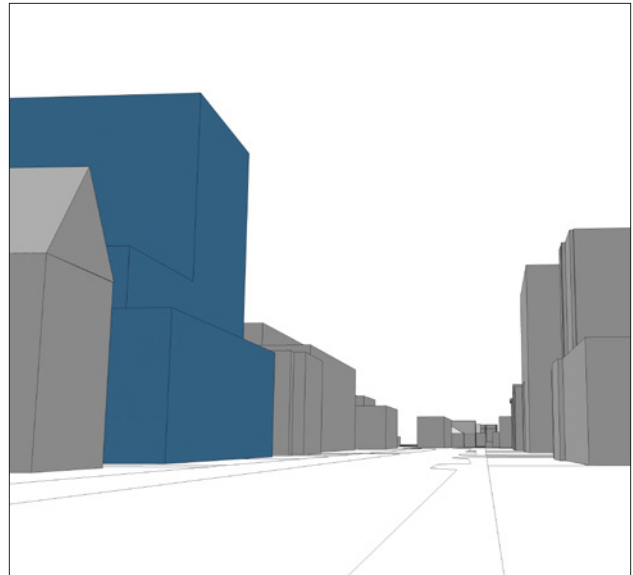
View toward southeast



View toward northeast

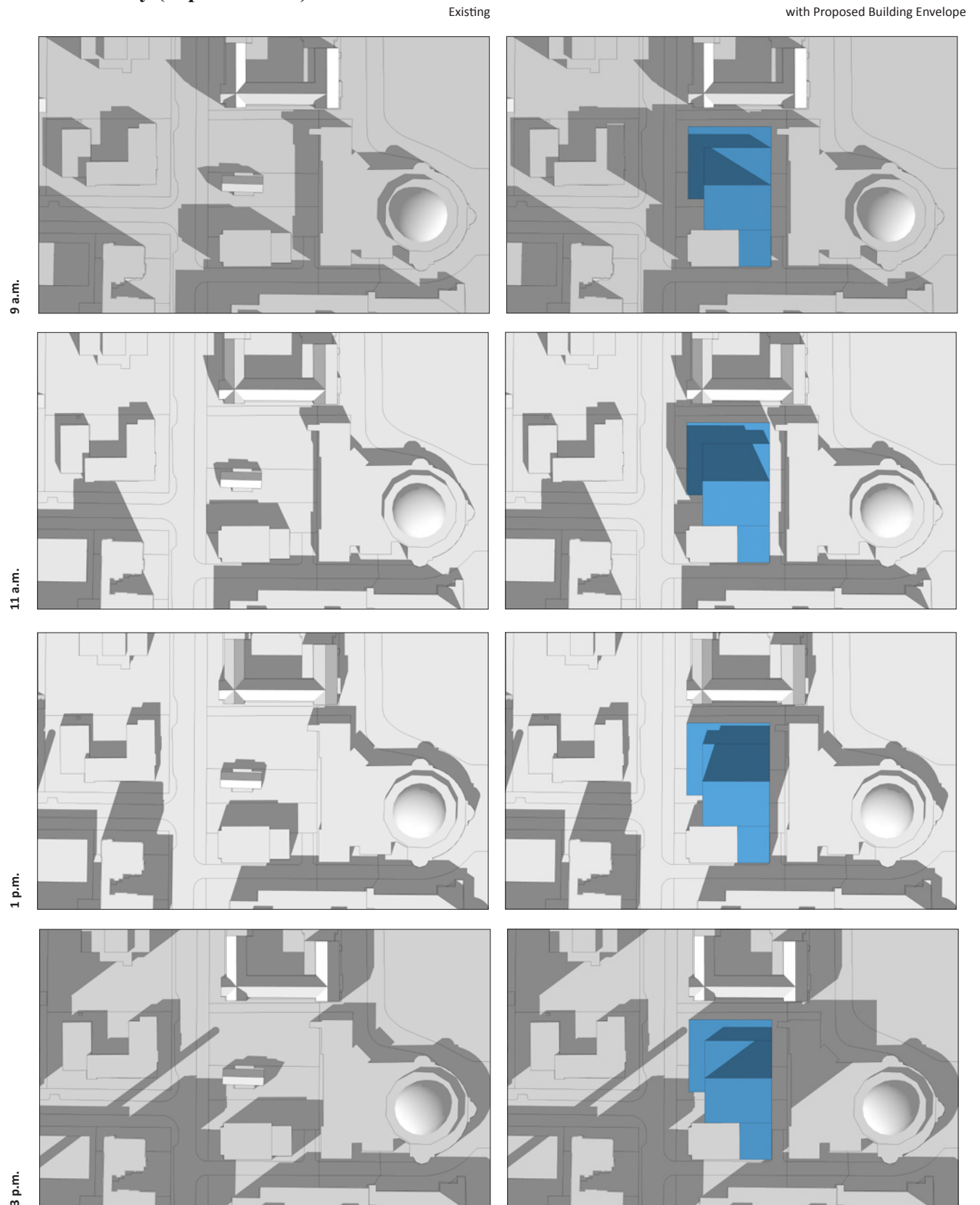


View east along Knox College walkway to King's College Circle



View south along St. George Street

Shadow Study (September 21):





North side of College Street (Banting & Best)

Site Context:

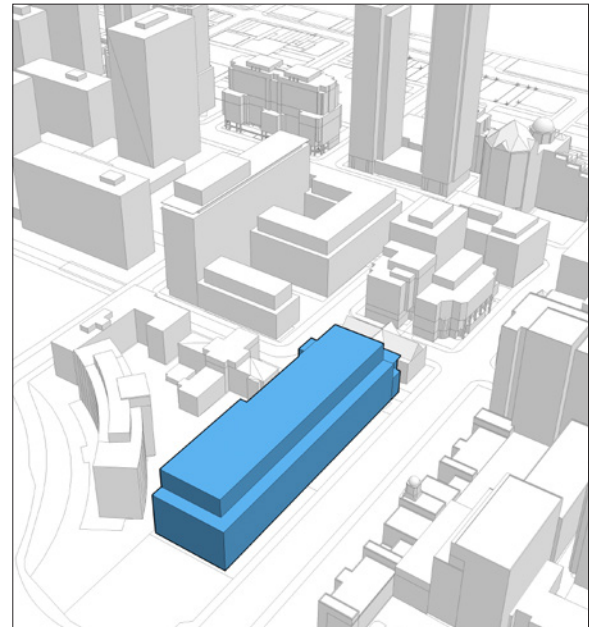
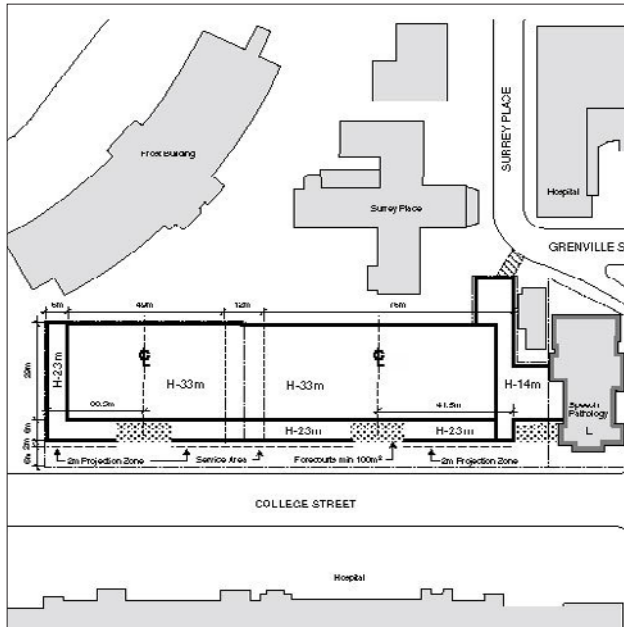
The site at 88-112 College Street is currently occupied by the Banting and Best Buildings, the University owned Zion Church and a residential structure at 92 College Street housing academic functions. The north side of College Street is a mixed collection of architectural styles that share a continuous green frontage. To the north of the site are several buildings housing offices for the Government of Ontario, Surrey Place and Women's College Hospital. To the northwest lies the Ontario Legislative Assembly at Queen's Park for which view protections are currently being considered by the City of Toronto.

Programmatically, the site lies within an important institutional research district, which has been reinforced by the establishment of the MaRS Centre in recent years. The MaRS Centre is located on the south side of College Street at University Avenue, directly across the street from the site. This development has adapted an original hospital building and, when all phases are completed, will include two flanking towers including the recently completed 15-storey tower at its eastern edge. This development has changed the character of the area, and has introduced larger building form to this section of College Street.

88 College Street, the Zion Church, is used by the University for academic purposes and is located at the eastern-most portion of the site on the northwest corner of College and Elizabeth Streets. This is a listed heritage building and is expected to remain, potentially as a connector building within the context of new development.

The site is easily accessed by public transit located adjacent to the Queen's Park subway station and along the College/Carlton streetcar route.

Approved Envelope Capacity:



Northeast view

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

Existing Site Occupancy:	18,669 gsm
Approved Envelope:	36,300 gsm
Discounted Envelope:	30,855 gsm
Maximum Height:	33 m

8 floors Institutional use with commercial zoning permission.

Approved Building Envelope Alternate:

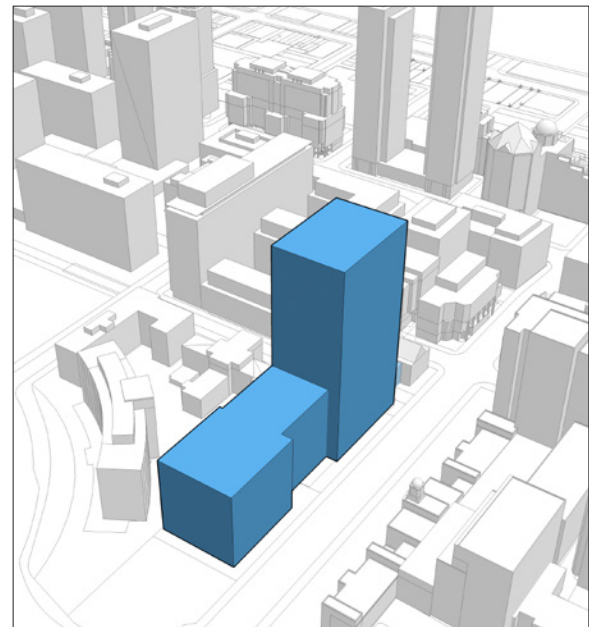
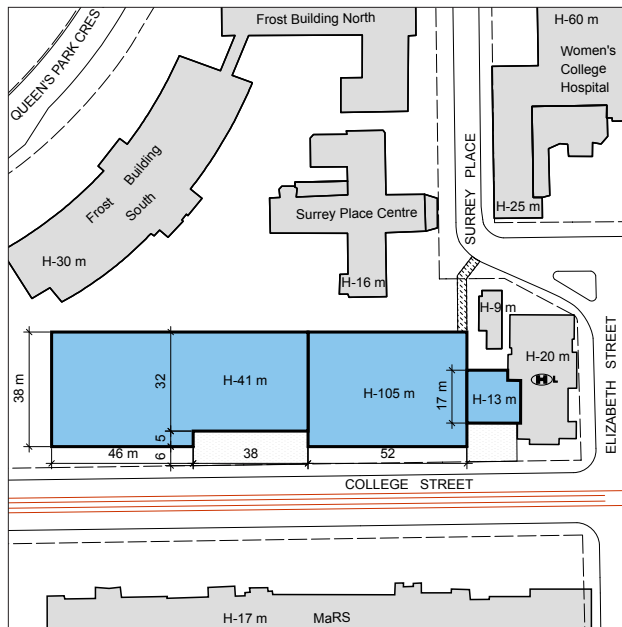
Approved Envelope Alternate:	40,230 gsm
Discounted Envelope:	34,200 gsm
Maximum Height:	33 m

Use Assumptions:

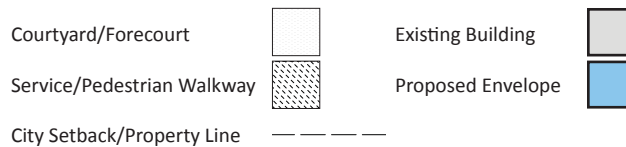
3 floors commercial, 2 floors institutional, 4 floors residential

Note: this site can also be developed in two segments - east and west.

Proposed Envelope Capacity:



Northeast view



Proposed Building Envelope:

Existing Site Occupancy:	18,669 gsm
Proposed Envelope:	81,130 gsm
Discounted Envelope:	68,960 gsm
Maximum Height:	105 m

Use Assumptions:

26 floors institutional at the east end of the site and 10 floors adjacent to the Frost Building.

The proposed envelope allows for mid-rise construction closest to Queen's Park proper consistent in scale with the existing building to the north. A higher tower is proposed at the eastern portion of the property, with connections through to the heritage listed Zion Church, recognizing the higher focus of construction along Bay Street to the east. Servicing will remain off of College Street, and will likely be internal to the new structure.

Development Context:

Secondary Effects:

- full development of the site will require relocation of occupants of 88-112 College Street

Parking:

- 38 existing parking spaces on site may require relocation elsewhere on the University campus
- underground parking facilities of up to 288 spaces per level is possible

Servicing:

- servicing will be required on site with access off of College Street

Pedestrian Routes:

- site fronts onto public sidewalk

Height and Massing:

- a 41m podium with a 105m tower rising at the eastern portion of the site
- 41m podium respectful of the scale of the nearby Frost Building and maintains views from Queen's Park.
- 13m connector provided to tie Zion Church to site

Open Space:

- City of Toronto Green Development Standard may require the location of a green-roof on a portion of the new construction area
- open space forecourt required within set-back area to align with MaRS heritage facade

Heritage:

- heritage listed building Zion Church, presently used by the University for institutional purposes, is located in the eastern segment of the site. Retention of this building is required for full development of the site

Accessibility:

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

Urban Design:

- ensure compatible and recognizable relationship with MARS landscaped open space on south side of College: material choices, lighting, trees and formal gardens.
- ensure compatible massing relationship to the street cross-section; the building massing should step down from the east to respect views to and from Queen's Park, and respond to intensification of Bay Street corridor.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
Banting Institute	Surgery, Dept. of	568	
	Dean's Office, Medicine	95	
	OSM Classroom Inventory	403	
	Building Services, Grounds & Trades	126	
	University Advancement, Division of	52	
	Non Institutional Space	1,420	
	Inactive Space	2,952	
		5,616	5,616
		(9,468 gsm)	(9,468 gsm)
Best Institute	Dean's Office Medicine	46	
	Banting & Best Medical Research, Dept	2,488	
	Physiology, Dept of	114	
	OSM Classroom Inventory	101	
	Non Institutional Space	200	
	Unallocated Space	1,114	
		4,063	4,063
		(6,915 gsm)	(6,915 gsm)
92 College Street	Obstetrics & Gynecology, Dept. of	269	269
		(592 gsm)	(592 gsm)
88 College Street (Zion Church)	NESCTL	676	0
		(1,748 gsm)	(0 gsm)
	TOTAL Site Area (nasm)	10,624	9,948
	(Gross Area)	(18,723 gsm)	(16,975 gsm)

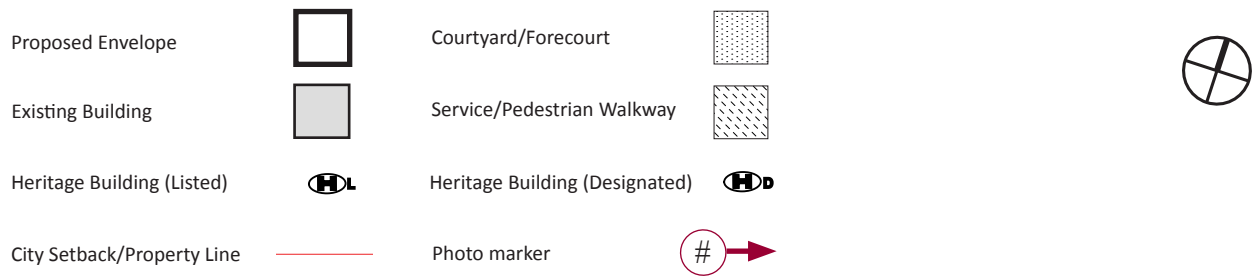
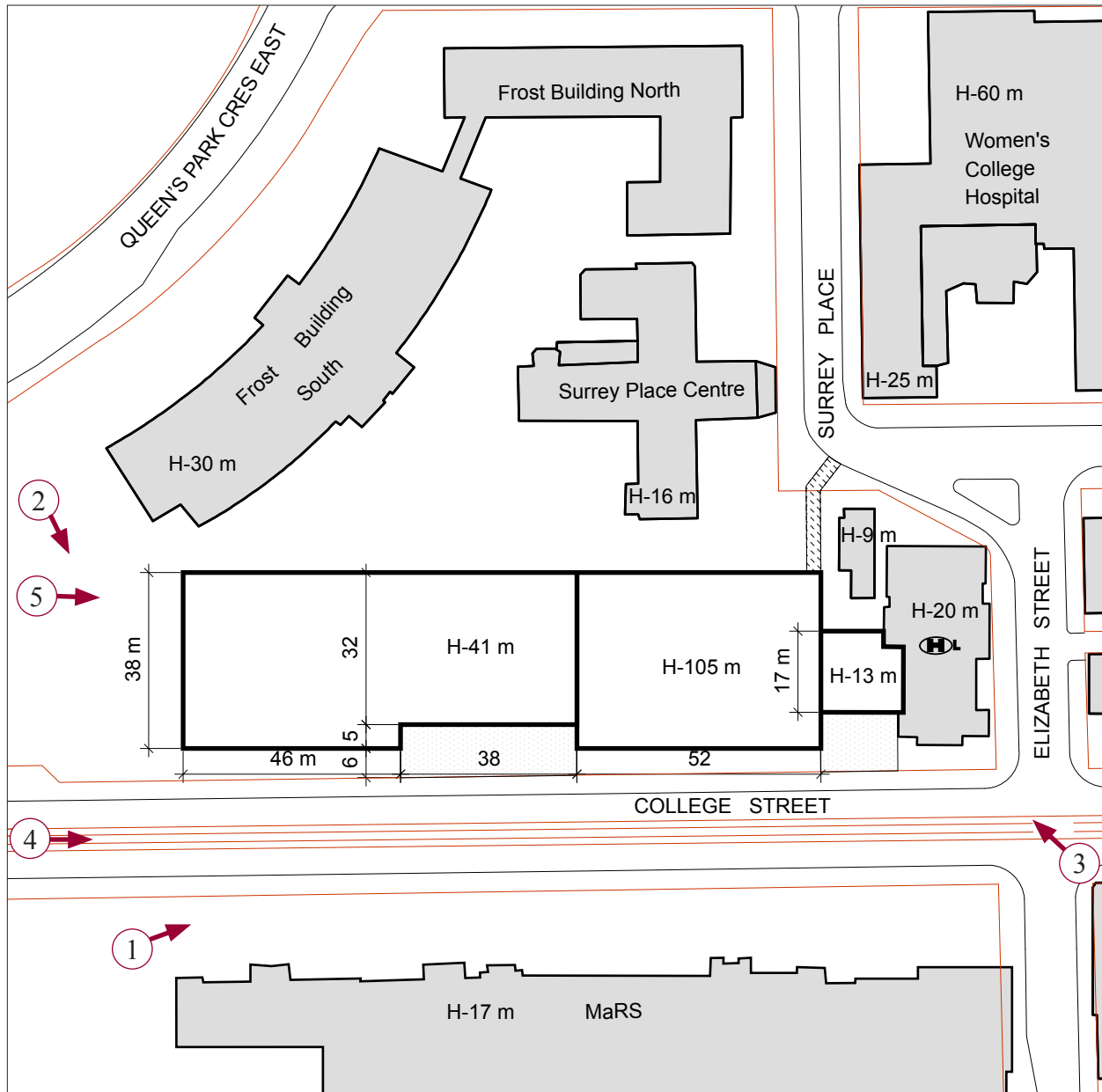
Area within approved building envelope (gsm)

Discounted Envelope:	(above grade)	30,855
	(below grade)	10,755
Less Area to be Demolished:		16,975
Net Site Increase:		24,635 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	68,960
	(below grade):	10,392 (assumes 2 storeys)
less Area to be Demolished:		16,975
Net Site Increase:		62,377 gsm

Context Plan with Proposed Envelope:



Site Photos:



Banting and Best Institutes; north side of College Street



View south; MaRS Building beyond



Zion Church on eastern edge of site; View northwest

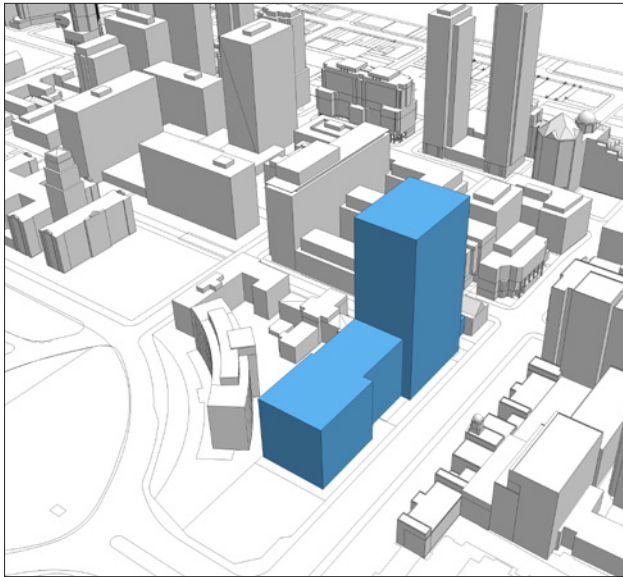


View east along College St. towards site

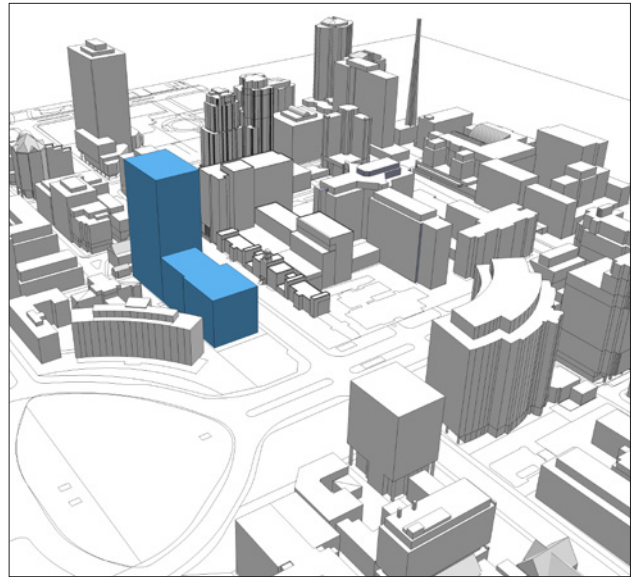


Frost Building (left) and site; Murano tower beyond

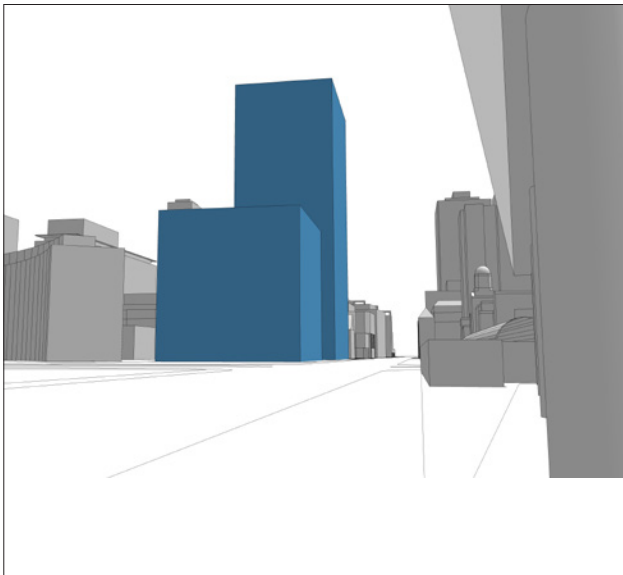
Additional 3D Views (Proposed Envelope):



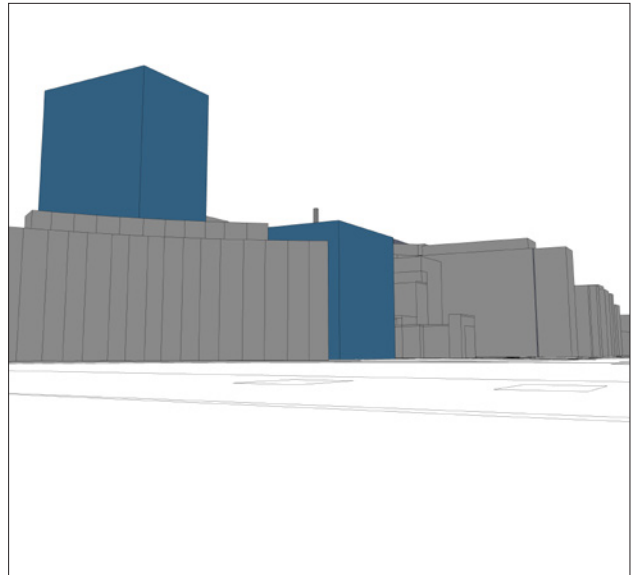
View toward northeast; Bay Street beyond



View toward southeast

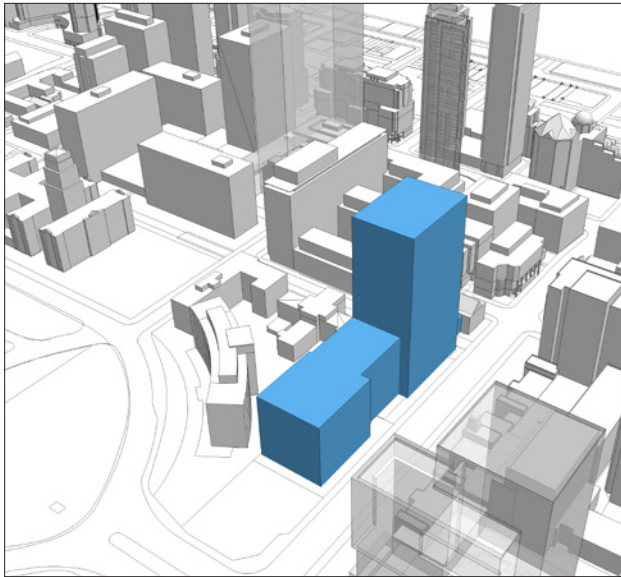


View east along College Street

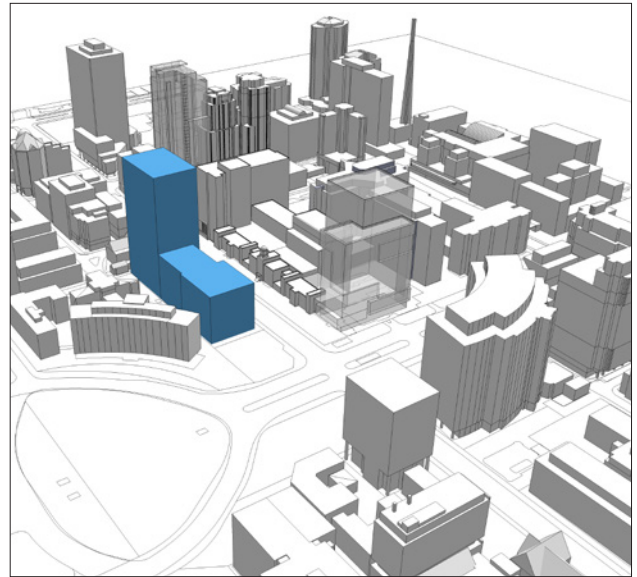


View from Queen's Park south past Frost Building

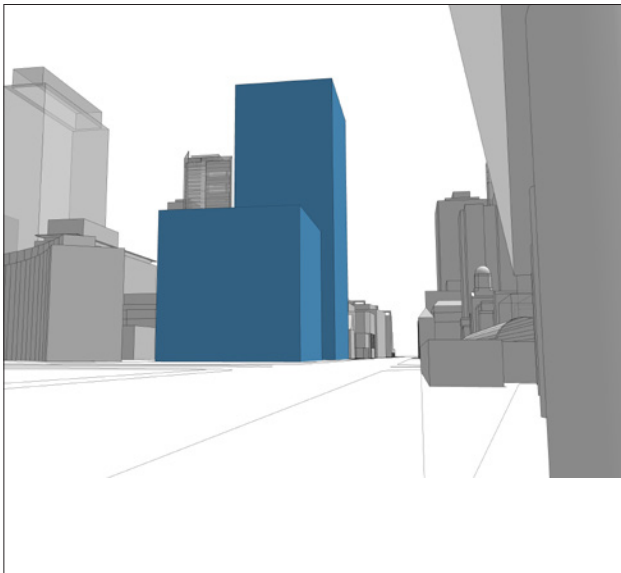
Additional 3D Views (Proposed Envelope and surrounding approved development):



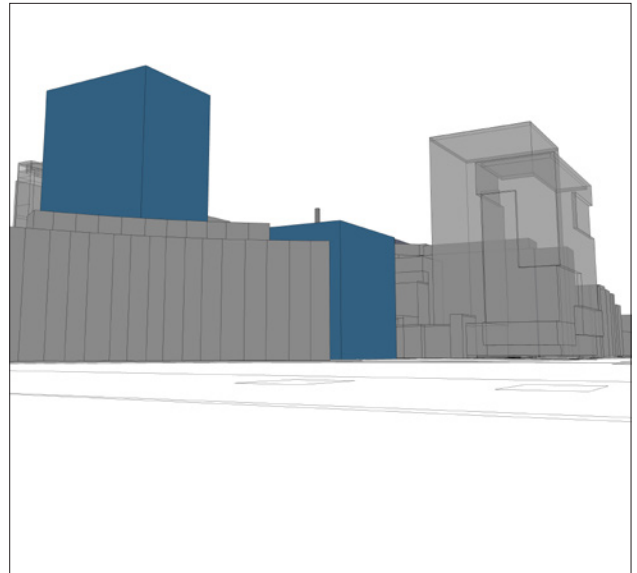
View toward northeast; Bay Street beyond



View toward southeast



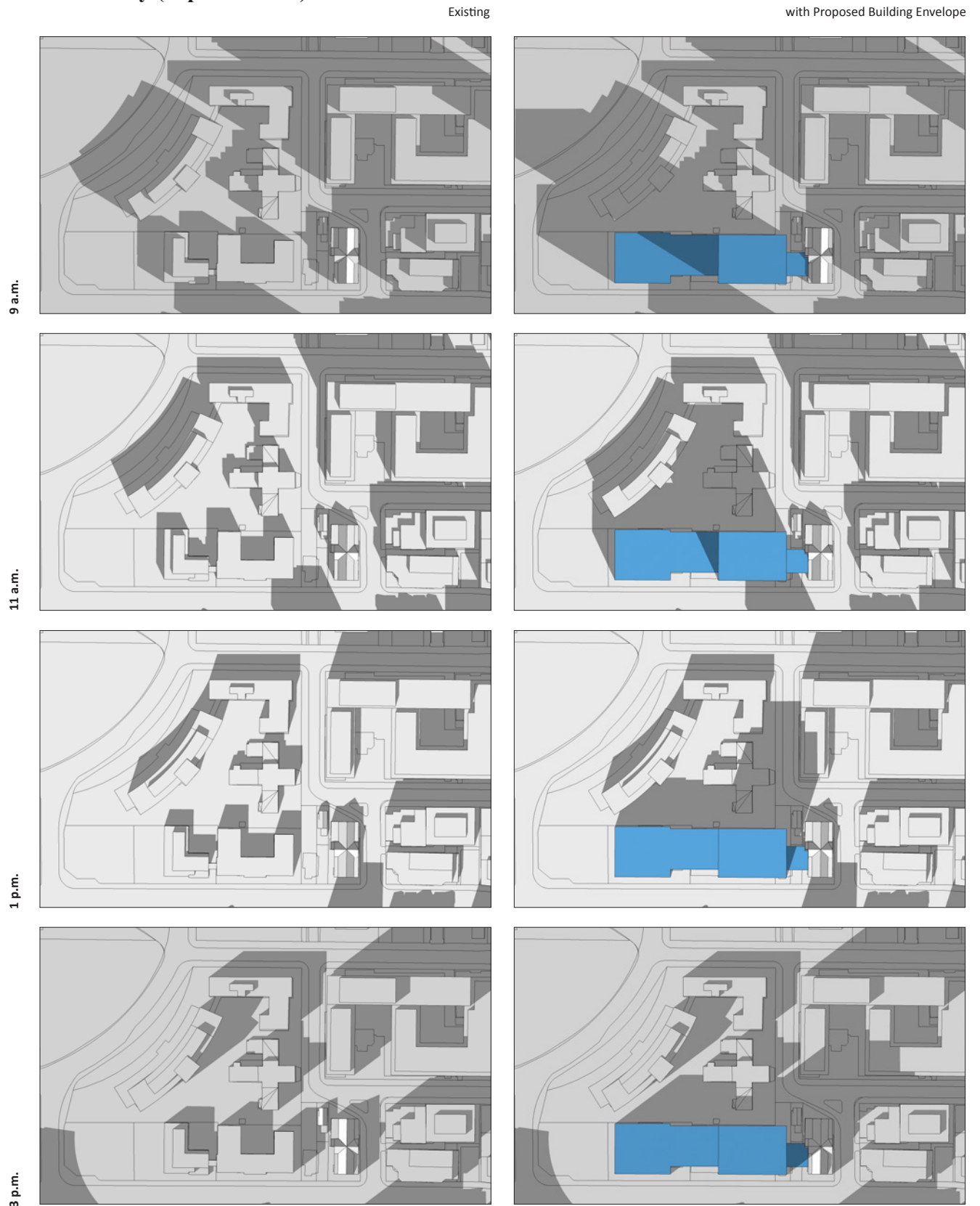
View east along College Street



View from Queen's Park south past Frost Building

SITE 14: 88 - 112 College Street

Shadow Study (September 21):





North side of College Street (Wallberg Building)



Cumberland House East Facade



Engineering Annex Building

Site Context:

Site 16 is located directly north of the Wallberg Building, in the location of the Engineering Annex Building and the Electrometallurgy Labs. The Galbraith Building and the heritage-designated Sanford Fleming Building lie to the north, across a service lane/pedestrian walkway, while the heritage-listed Cumberland House sits to the northeast and the Pratt building abuts the site along its eastern edge.

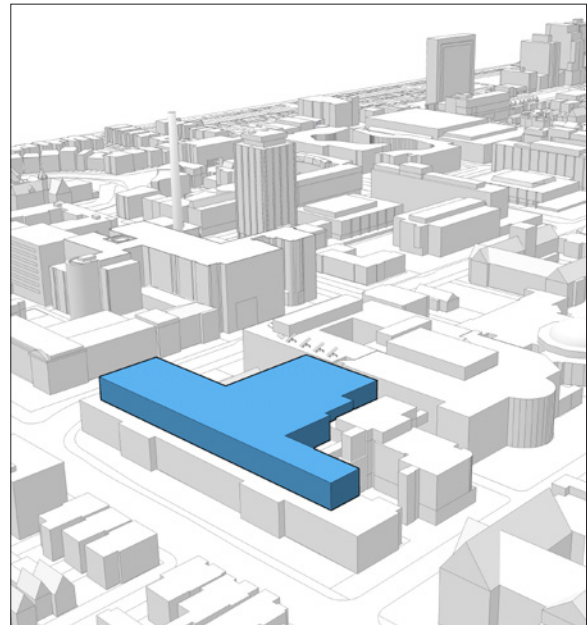
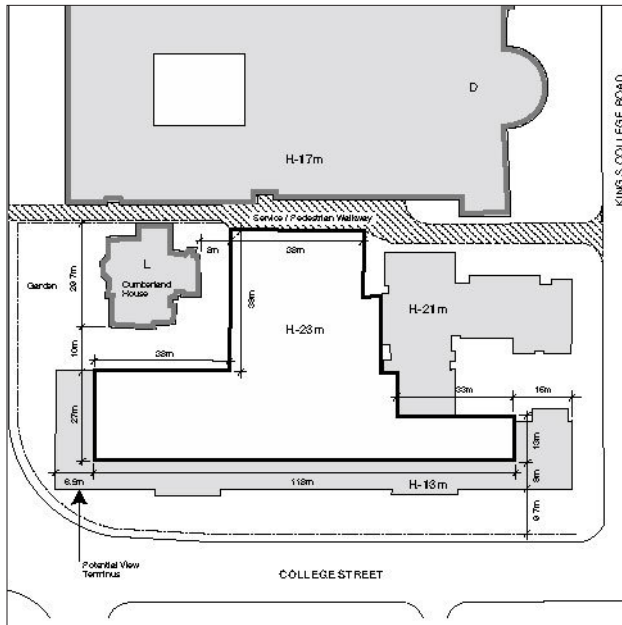
The Wallberg Building for Chemical Engineering was opened in 1949. At three storeys, it follows the general height and massing cues provided by the Mining Building to the east, and the Koffler Student Services Centre to the west along College Street. The building houses complex laboratories that must be maintained while the remainder of the site is developed. The western corner of the building serves as a terminus of the view northwards up Beverley Street.

Approved development on this site allows for the demolition of the Engineering Annex Building and the Electrometallurgy Labs, and construction within the cleared area abutting the Wallberg and Pratt Buildings. Additional development potential is permitted on top of the Wallberg Building setback 6.5m from the south facade. Permissions allow for an overall height limit of 23m new construction within the envelope.

Heights for surrounding buildings in this block range from 13m for the Wallberg Building to the Pratt Building at 21m. To the east along College Street the Leslie L. Dan Pharmacy and Centre for Cellular and Biomolecular Research (CCBR) Buildings have been constructed at 62 and 61m respectively.

Servicing to the site is anticipated to be combined with that for the Wallberg Building in an expanded service core one level below grade. Access to servicing/loading will be maintained by way of laneway off St. George Street between the Cumberland House and the Wallberg Building.

Approved Envelope Capacity:



Northwest view

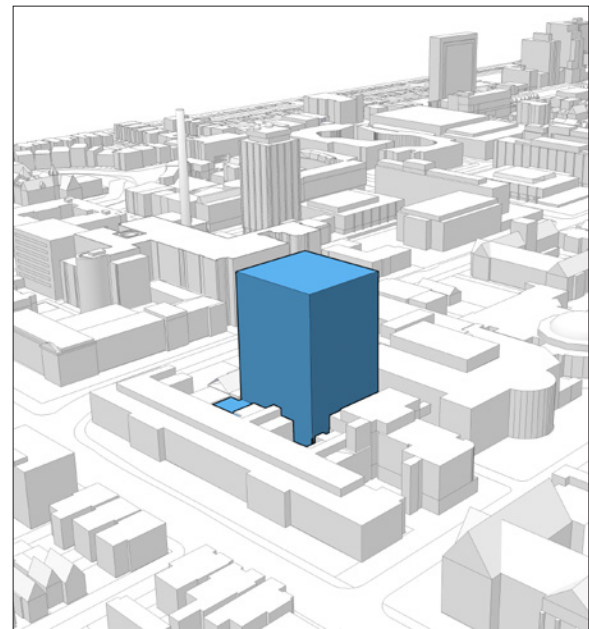
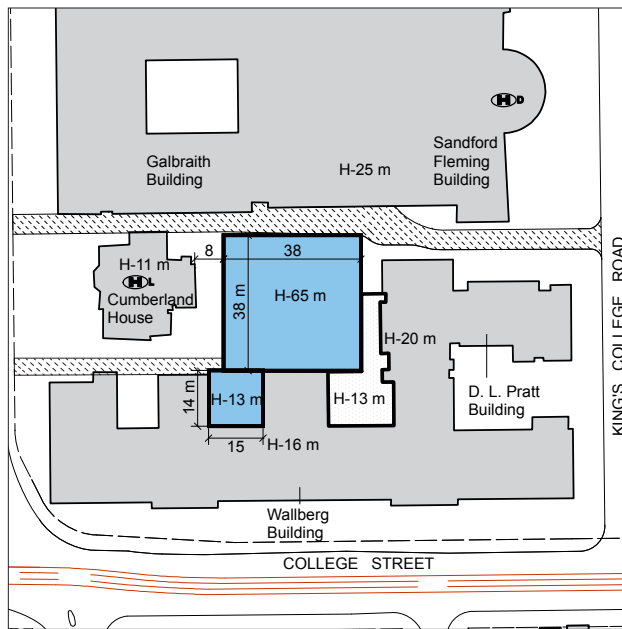
Approved Building Envelope [City of Toronto By-Law 1997-0275]:

Existing Site Occupancy:	19,318 gsm
Approved Envelope:	13,700 gsm
Discounted Envelope:	11,645 gsm
Maximum Height:	23 m

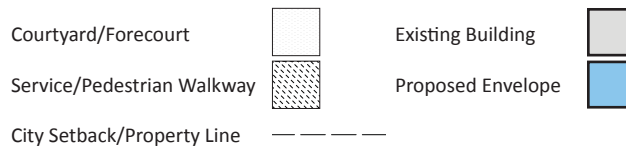
Use Assumptions:

5 floors institutional use on the site of Engineering Annex and 2 floors on existing Walberg Building

Proposed Envelope Capacity:



Northwest view



Proposed Building Envelope:

Existing Site Occupancy:*	2,117 gsm
Proposed Envelope:	23,735 gsm
Discounted Envelope:	20,175 gsm
Maximum Height:	65 m

* Engineering Annex and Metallurgy Lab only

Use Assumptions:

16 floors of institutional use on the site of the Engineering Annex and Electrometallurgy labs;
Connections through to the Wallberg Building

The proposed envelope proposes a 65m envelope, set back by the full depth of the Wallberg building from College Street. The placement of the proposed tower allows for connections through to adjacent existing buildings. Envelope permissions are no longer proposed on the roof of Wallberg, recognizing the difficulty with construction in this location.

Development Context:

Site Conditions:

- land locked site

Secondary Effects:

- development will require relocation of current occupants in order to demolish the Engineering Annex and Electrometallurgy Labs
- construction will be disruptive to current site occupants in the Wallberg and Pratt Buildings, and may require relocation of facilities within Wallberg and Pratt to facilitate connections.

Parking:

- current surface lot capacity is 23 spaces, to be relocated to another University site.
- redevelopment of site is unlikely to provide replacement parking other than that for service vehicles.

Servicing:

- existing service/pedestrian route between King's College Road and St. George Street must be maintained.
- servicing for new development is anticipated to be combined with the existing Wallberg service area and accessed by laneway from St. George Street.

Pedestrian Routes:

- existing service/pedestrian route between King's College Road and St. George Street to be maintained
- interior connections between Site 16 and the existing Wallberg Building are anticipated to allow for ease of access.

Height and Massing:

- 16-floor (65m) tower to be located behind the 3-storey Wallberg Building fronting College
- northern site limit to match with north face of existing Engineering Annex Building
- tower set-back from Cumberland House east face 8m
- 3-floor (13m) connection to match Wallberg Building height and floors

Open Space:

- open space surrounding Cumberland House to be preserved
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:

- Cumberland House, adjacent to the site, is a listed building in the City of Toronto heritage building inventory

Accessibility:

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

Urban Design:

- develop the lane between Galbraith Building and Cumberland House as a well-designed, multi-purpose cross-campus connection. Use similar materials and design strategies at the laneway between Cumberland House and Wallberg Building.
- maintain and enhance primary entry on College Street through the Wallberg Building, and introduce secondary entrance from King's College Road along Galbraith laneway.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
Engineering Annex	Deans Off Applied Science & Engineering Electrical & Computer Eng, Dept of	310 946 1,256 (1,939 gsm)	1,256 (1,939 gsm)
Electrometallurgy Lab	Materials Science & Engineering, Dept of	149 149 (176 gsm)	149 (176 gsm)
Wallberg Building	Deans Off Applied Science & Engineering Chemical Engineering & Applied Chem Electrical & Computer Eng, Dept of Materials Science & Engineering, Dept of OSM Classroom Inventory	374 7,821 130 1,327 846 10,498 (17,622 gsm)	0 (0 gsm)
TOTAL Site Area (nasm) (Gross Area)		11,903 (19,737 gsm)	1,405 (2,115 gsm)

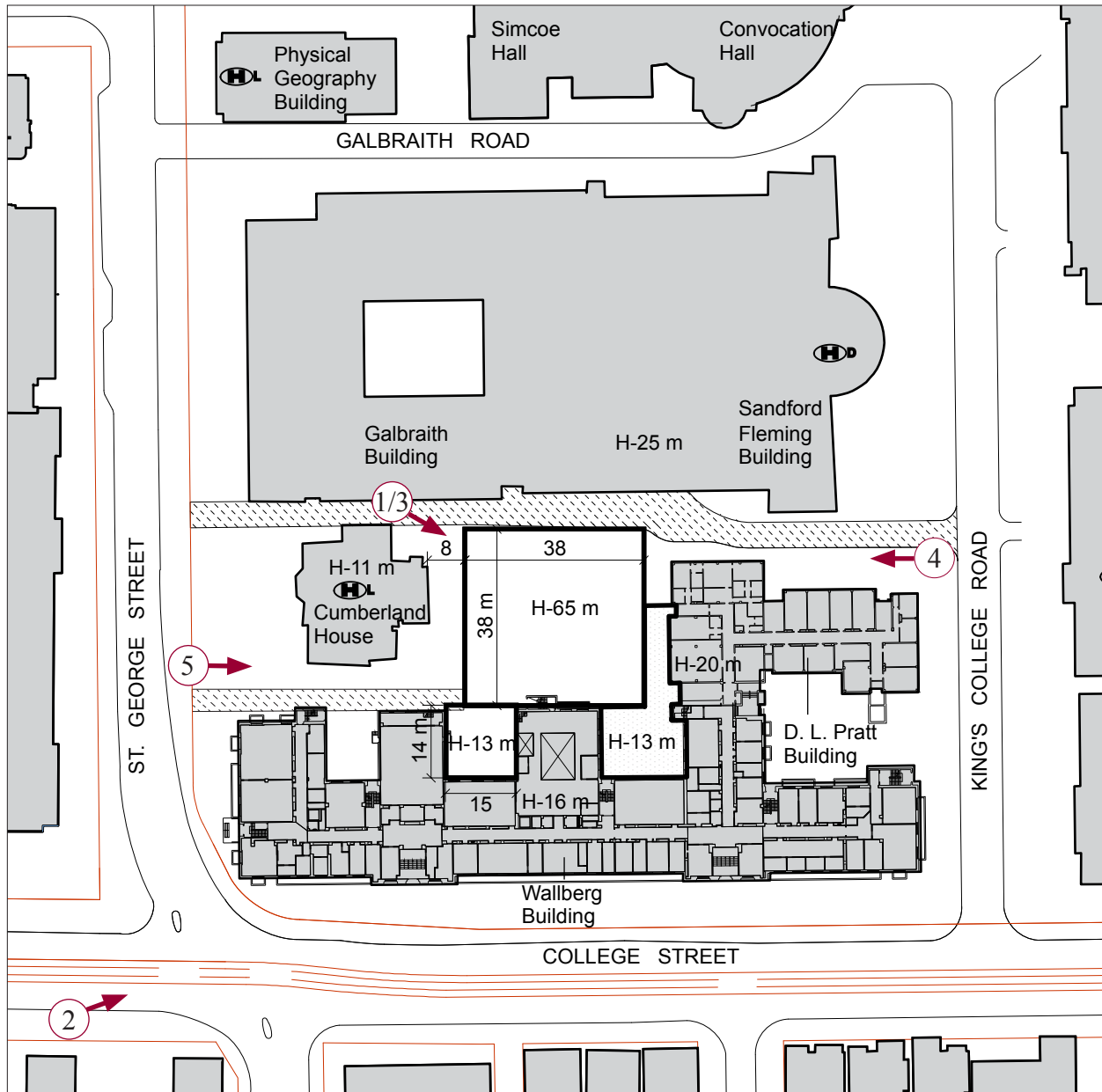
Area within approved building envelope (gsm)

Discounted Envelope: (above grade):	11,654
(below grade):	2,880 (assumes 2 storeys)
less Area to be Demolished:	2,115
Net Site Increase:	12,419 gsm

Area within proposed building envelope (gsm)

Discounted Envelope: (above grade):	20,175
(below grade):	3,300 (assumes 2 storeys)
less Area to be Demolished:	2,115
Net Site Increase:	21,360 gsm

Context Plan with Proposed Envelope:



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

Site Photos:



Engineering Annex; west facade



Wallberg Building; view east along College Street



View south between Engineering Annex and Cumberland House



View west between Pratt and Sanford Fleming Buildings

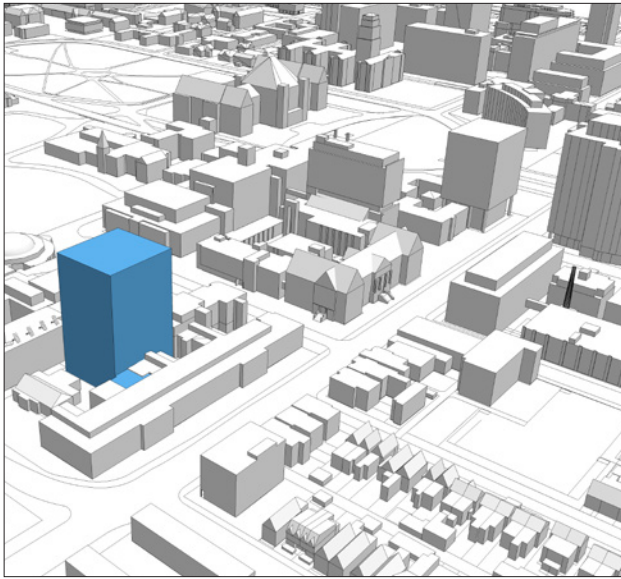


Cumberland House east facade

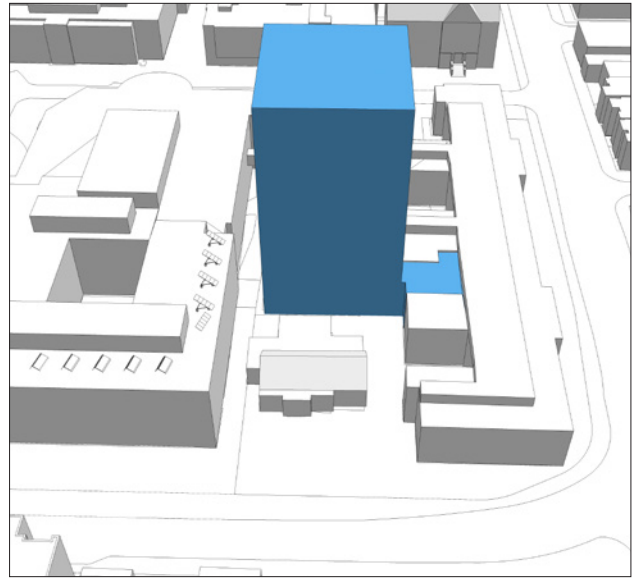


Service lane between Cumberland House and Wallberg Building

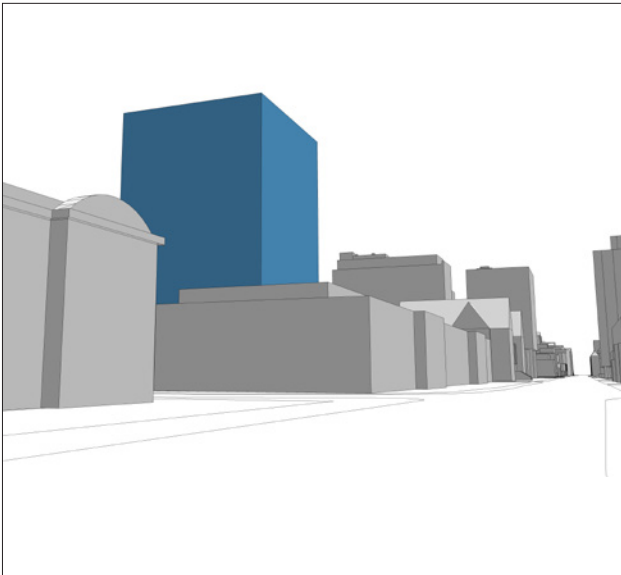
Additional 3D Views (Proposed Envelope):



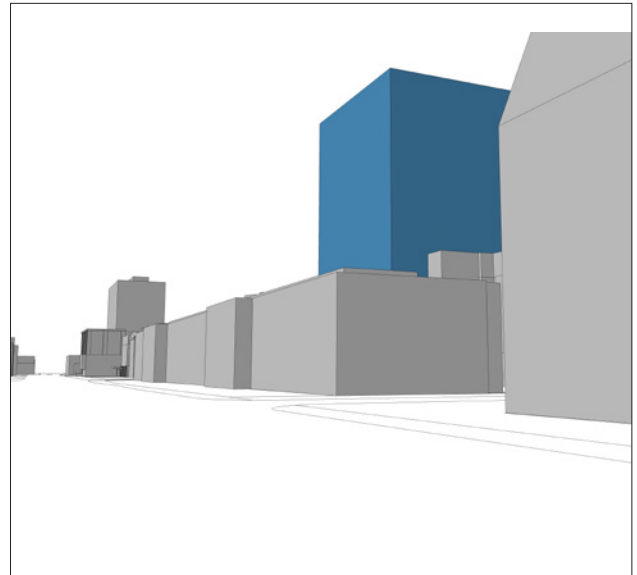
View toward northeast; Queen's Park beyond



Site overview from the west; Cumberland House in front



View east along College Street; CCB and Pharmacy beyond



View west along College Street; CAMH tower in the distance

Shadow Study (September 21):

Existing

with Proposed Building Envelope





East side of King's College Road (Engineering Haultain & Mechanical Eng.)

Site Context:

Site 17a sits within the existing heritage-listed Mechanical Engineering Building complex on the east side of King's College Road. The front wing of Mechanical Engineering (1947), located between the Medical Science and Mining Buildings, serves as an early example of the 'Dominion Modern' form of Canadian architecture and is required to be preserved. The existing heritage-listed north wing of the complex (1909) is also heritage-listed. Development permission is given to build on top of both buildings, with set-backs from the north and west facades of the Mechanical Building.

Site 17b is located within the small industrial-style complex of blocks and lanes that is contained by the heritage-designated Mining Building to the south, the heritage-listed Rosebrugh Building to the east, and Mechanical Engineering to the north and west. The approved development permissions allow for the demolition of the existing Haultain Building and portion of the Mechanical Engineering Building containing the Heat Engines Laboratory, while preserving the existing pedestrian and service route from King's College Road through to the forecourt of the recently opened Centre for Cellular and Biomolecular Research (CCBR).

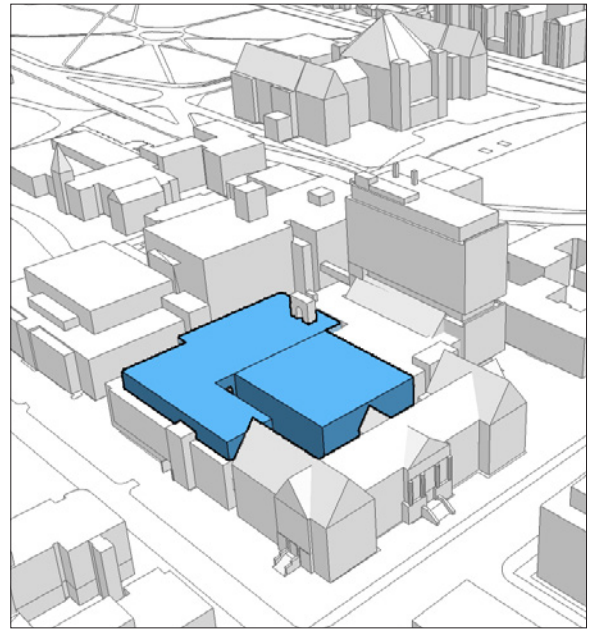
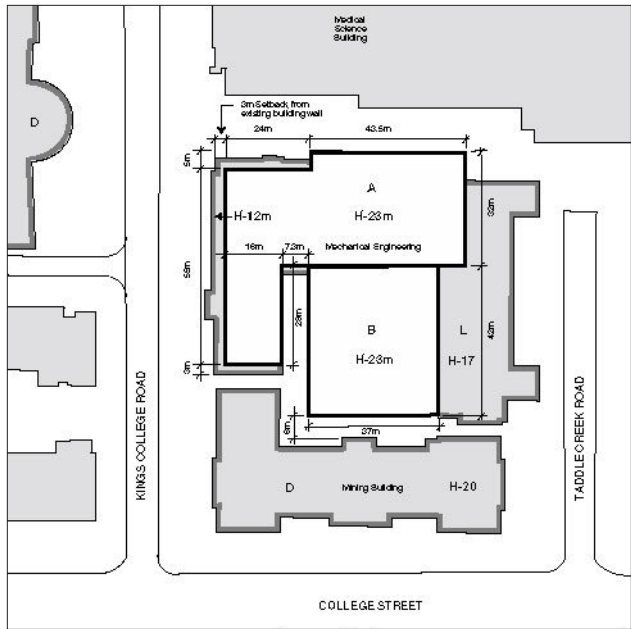
The density of this block is representative of the University's pre-WWII Engineering and Medicine precincts, when new buildings had to be accommodated within a very limited amount of land prior to campus expansion west of St. George Street.

Surrounding building heights include the Medical Sciences Building to the north at 37.5m, the CCBR and Pharmacy Buildings to the east at 61 and 62m respectively, and the Mining Building to the south at a height of 30m to the top of its peaked roof.

Servicing to the site will require careful consideration of existing and new requirements. A consolidation of service functions may be deemed appropriate, similar to those for CCBR and Medicine.

SITE 17: 5 King's College Road

Approved Envelope Capacity:



Northeast view

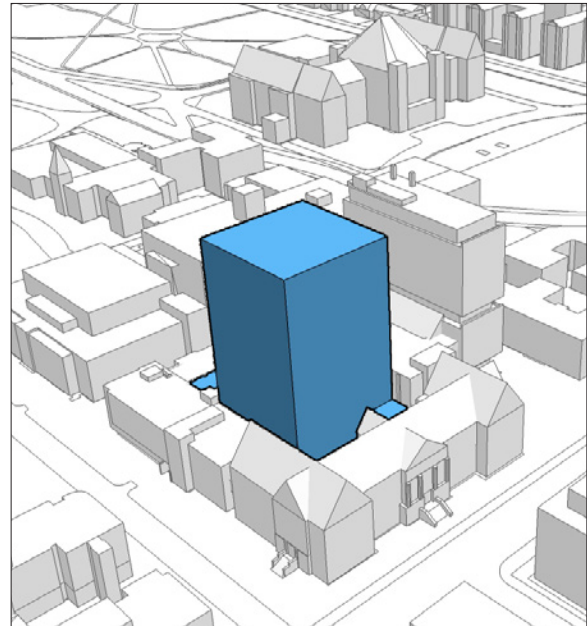
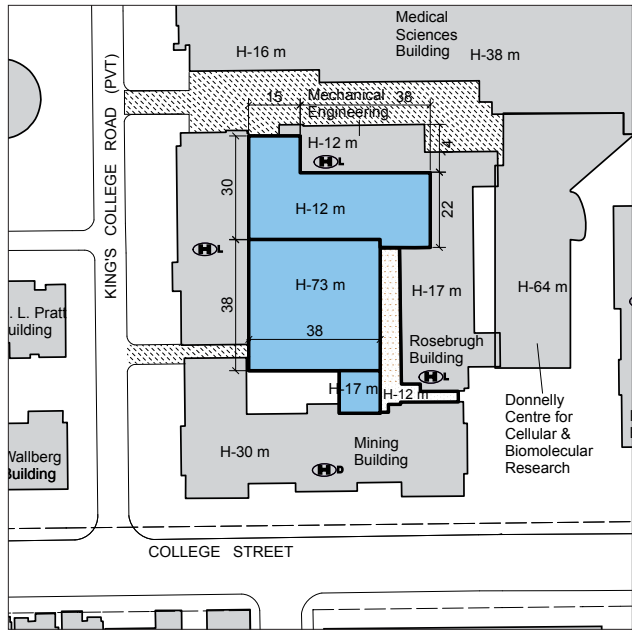
Approved Envelope [City of Toronto By-Law 1997-0275]:

Existing Site Occupancy:	13,189 gsm
Approved Envelope:	4,975 gsm
Discounted Envelope:	4,230 gsm
Maximum Height:	23 m

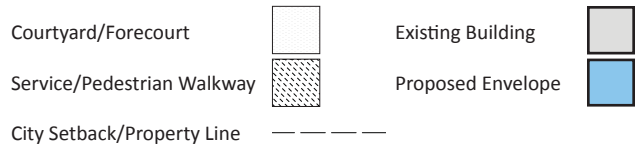
Use Assumptions:

- 17a) 2 additional floors institutional above existing Mechanical Building
- 17b) 5 floors institutional

Proposed Envelope Capacity:



Northeast view



Proposed Building Envelope:

Existing Site Occupancy:	13,189 gsm
Proposed Envelope:	30,020 gsm
Discounted Envelope:	25,520 gsm
Maximum Height:	73 m

Use Assumptions:

- 18 floors institutional use;
- 3 floors (12m) to match existing Mechanical Building;
- 4 floors (17m) connecting to Mining Building

The proposed envelope allows for a tall tower as a mid-block condition with connections through to the heritage listed Mechanical Engineering Building. The Mechanical Building is largely maintained with only the Heat Engines Laboratory being demolished. The Haultain Building will also be demolished. An atrium condition is proposed to link the new construction with the Rosebrugh Building, similar to the existing condition set up by CCBR and Rosebrugh. Servicing is expected to occur off the north service laneway, with access to below-grade service and loading facilities to accommodate the existing and new buildings on site as well as the Mining Building immediately south.

Development Context:

Site Conditions:

- 3-floor connection anticipates demolition and infill construction.
- land locked site.

Secondary Effects:

- full development of the site will require demolition of the Haultain Building and Heat-Engine Laboratory and relocation of current occupants.

Parking:

- no existing parking on site.
- redevelopment of site is unlikely to provide replacement parking other than that for service vehicles.

Servicing:

- site access for servicing is anticipated off of King's College Road from an existing laneway running immediately north of the Mechanical Engineering building. Servicing for area buildings will need to be considered in order that all sites are adequately accessed. A below grade service area should be considered.

Pedestrian Routes:

- existing service/pedestrian route between the Medical Science building and Mechanical Engineering to remain unencumbered.
- interior pedestrian access to site anticipated via connections to the Mining, Mechanical and Rosebrugh buildings.

Height and Massing:

- 18 floors institutional tower to be located at centre of site with connections to the east facade of Mechanical Engineering Building.
- 3-floor infill of area currently accommodating Heat-Engines Laboratory and southern portion of Mechanical Engineering north wing allows clear view terminus from northwest to CCBR
- 4-floor connection to Mining Building

Open Space:

- 6m setback from west facade of Rosebrugh Building allows for relief of existing building that abuts CCBR on its east face. Setback area may be achieved through covered atrium open space.
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:

- Mining Building is a designated heritage building; Mechanical Engineering, and Rosebrugh Buildings are listed heritage buildings.
- maintenance of chimney feature to be considered when developing infill
- A small section of the north Mechanical Engineering building may be demolished in order to improve constructability.

Accessibility:

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

Urban Design:

- introduce east-west pedestrian access through the site.

Site Data:

Existing Site Occupancy (above and below grade)

Building	Department	Area (total)	(to be demolished)
Mechanical Engineering	Mechanical & Industrial Engineering	5,490	1,237
	Deans Of Applied Science & Engineering	63	
	OSM Classroom Inventory	546	
		6,098	1,237
		(10,062 gsm)	(1,760 gsm)
Haultain Building	Chemical Engineering & Applied Chem	198	
	Civil Engineering, Dept of	110	
	Materials Science & Engineering, Dept of	721	
	Mechanical & Industrial Engineering	639	
	OSM Classroom Inventory	485	
	Unallocated Space	82	
		2,234	2,234
	(3,471 gsm)	(3,471 gsm)	
	TOTAL Site Area (nasm)	8,332	3,471
	(Gross Area)	(13,533 gsm)	(5,231 gsm)

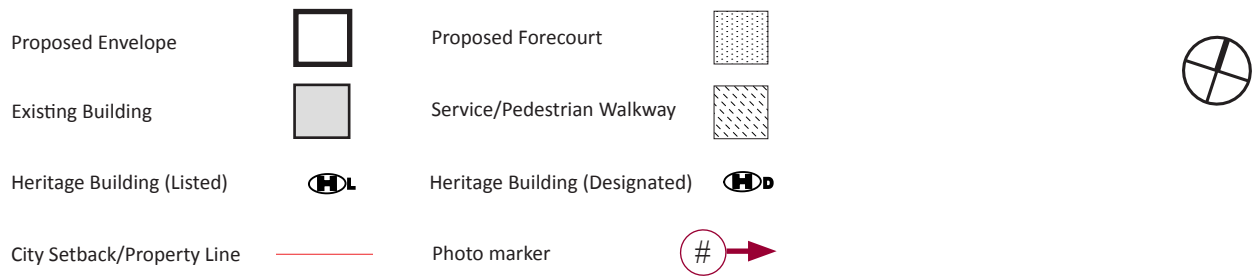
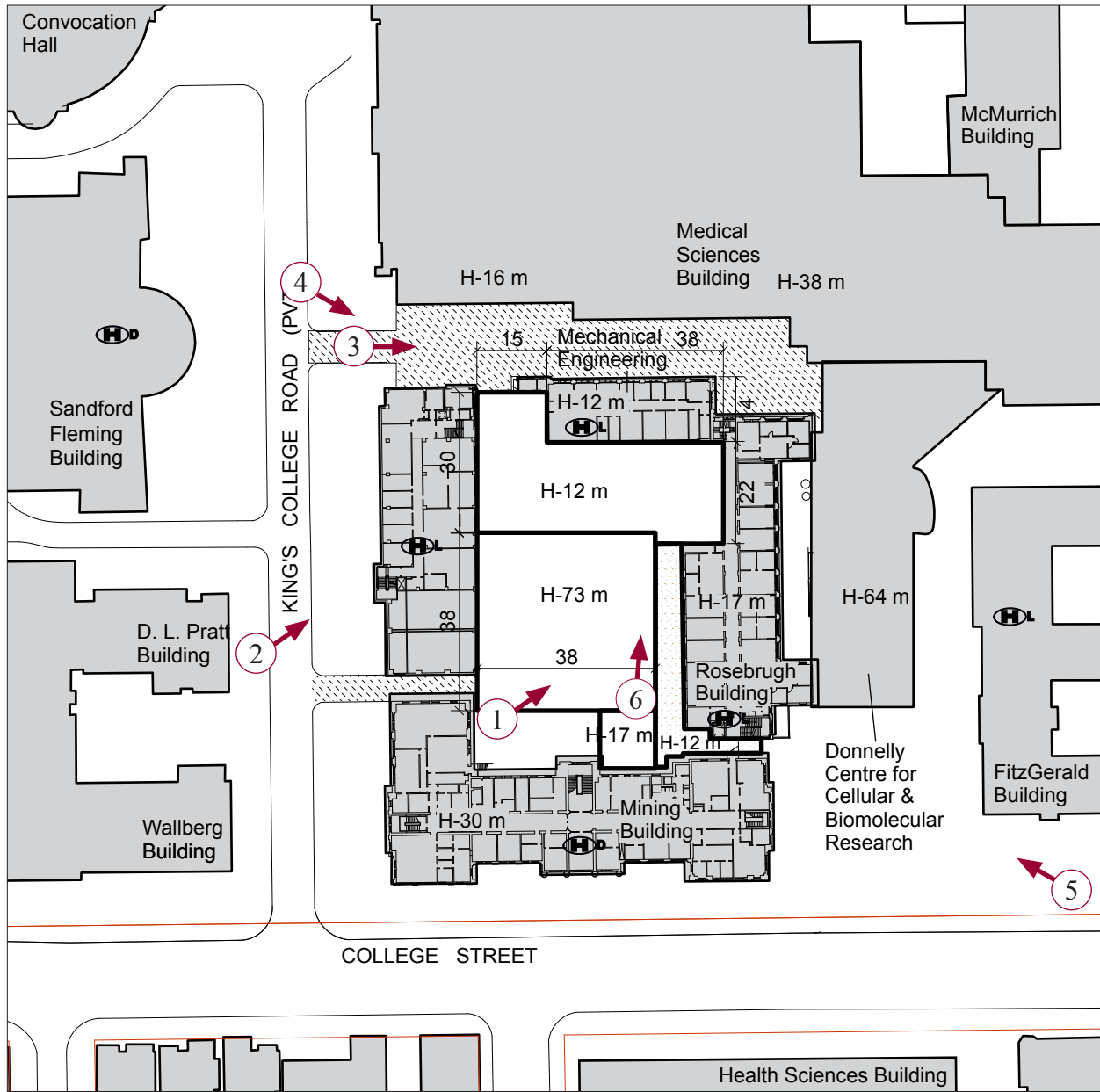
Area within approved building envelope (gsm)

Discounted Envelope:	(above grade):	4,230
	(below grade):	3,600 (assumes 2 storeys)
less Area to be Demolished:		3,471
Net Site Increase:		4,359 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	25,520
	(below grade):	5,500 (assumes 2 storeys)
less Area to be Demolished:		5,231
Net Site Increase:		25,789 gsm

Context Plan with Proposed Envelope:



Site Photos:



Haultain Building



Mechanical Engineering Building west facade



Pedestrian/service laneway north of Mechanical Building



Mechanical Engineering north heritage wing; CCBR in distance

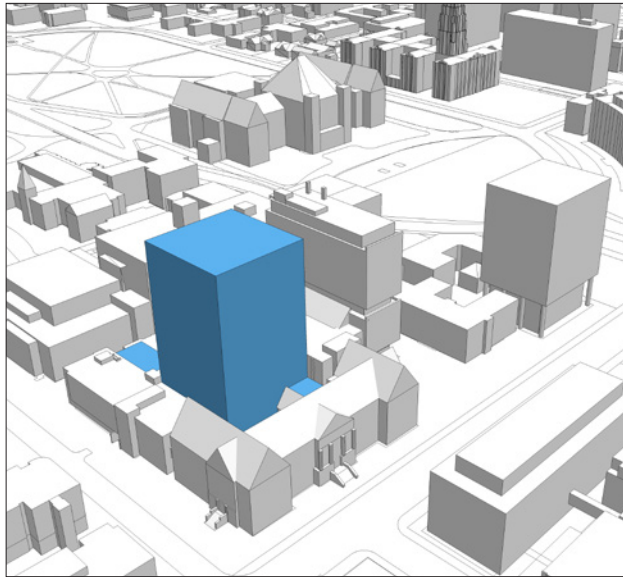


CCBR, Mining and Rosebrugh Buildings

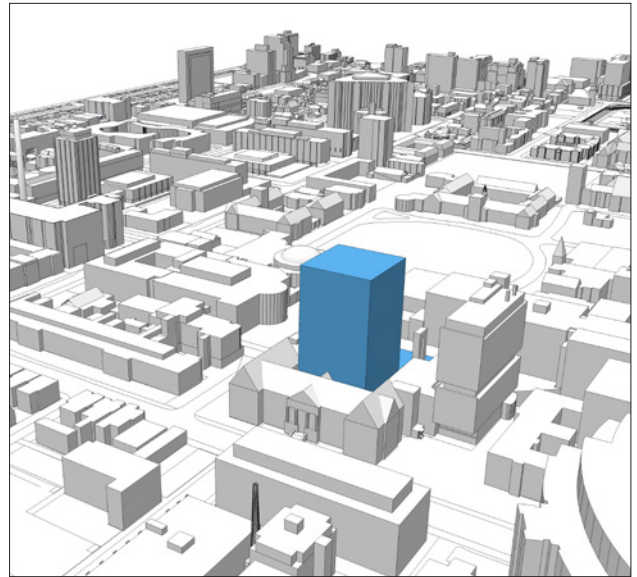


Haultain Building loading and mechanical spaces

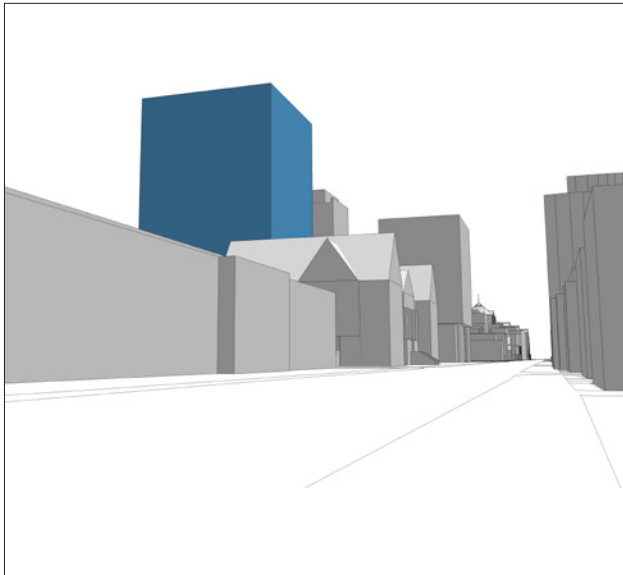
Additional 3D Views (Proposed Envelope):



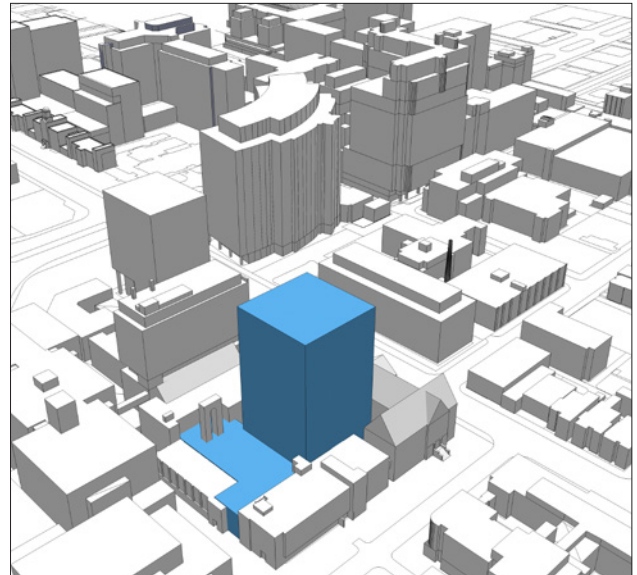
View northeast toward Queen's Park



View toward northwest



View east along College Street; CCB and Pharmacy beyond

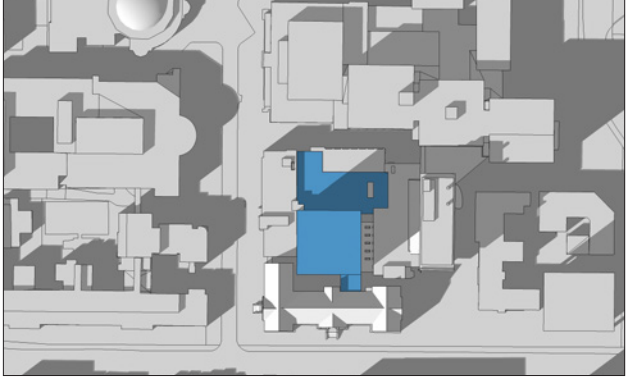
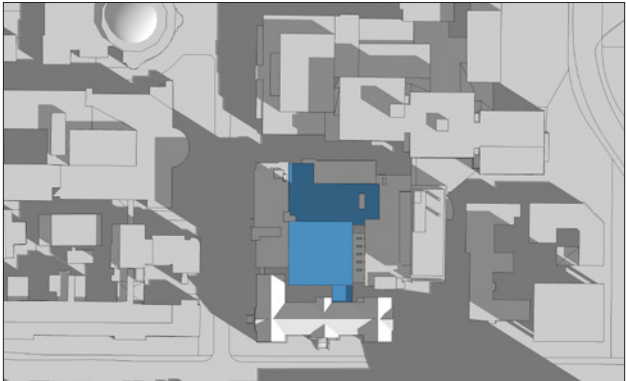


View toward southeast

Shadow Study (September 21):

Existing

with Proposed Building Envelope





West side of Queen's Park Crescent (McMurrich Building)

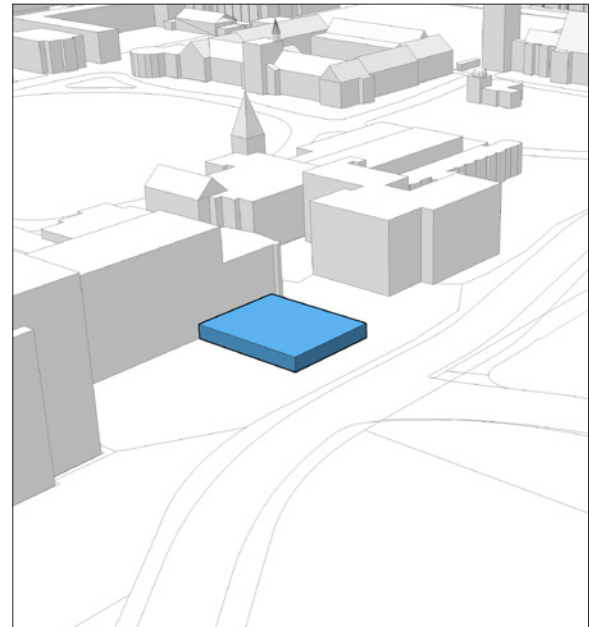
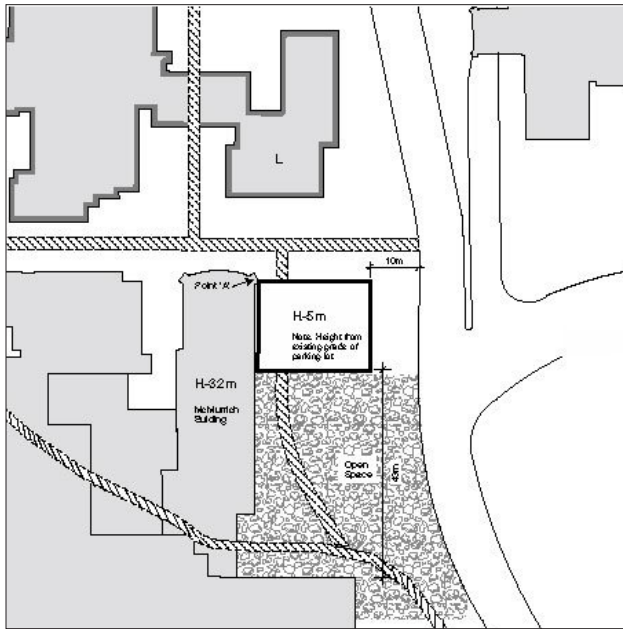
Site Context:

The site, once the location of a University steam plant, is now a lower service court at the eastern edge of the McMurrich Building, formerly known as the Anatomy Building. The four-storey building was constructed in 1923, and is linked to the Medical Sciences Building at the basement level. The terrain slopes from grade matching Queen's Park to one level below grade at the northern end of the site.

Located directly on Queen's Park Crescent West, the site lies within a low-rise streetscape of outward-facing freestanding institutional blocks. The site faces the Ontario Legislative Assembly and its formal landscaped forecourt. Rolling lawns and pathways create the edge condition with the crescent. The site can no longer be accessed from Queen's Park Crescent West as the vehicular access route has been closed. Service access is presently maintained from King's College Circle.

The approved envelope allows for one level of construction extending east toward Queen's Park.

Approved Envelope Capacity:



Northwest view

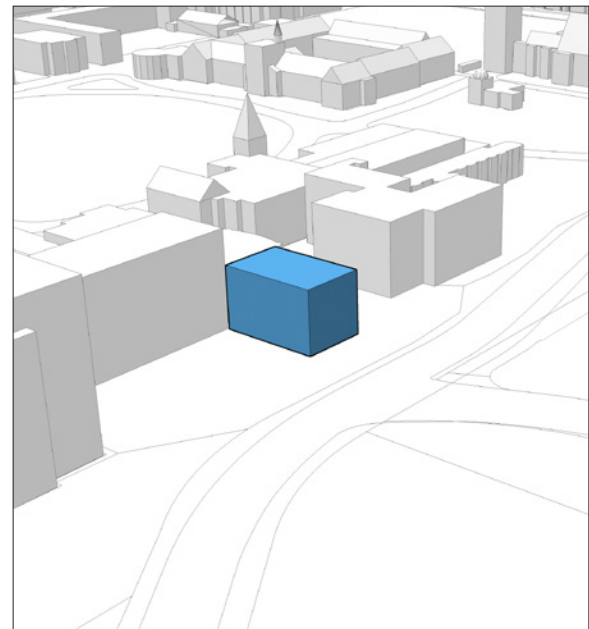
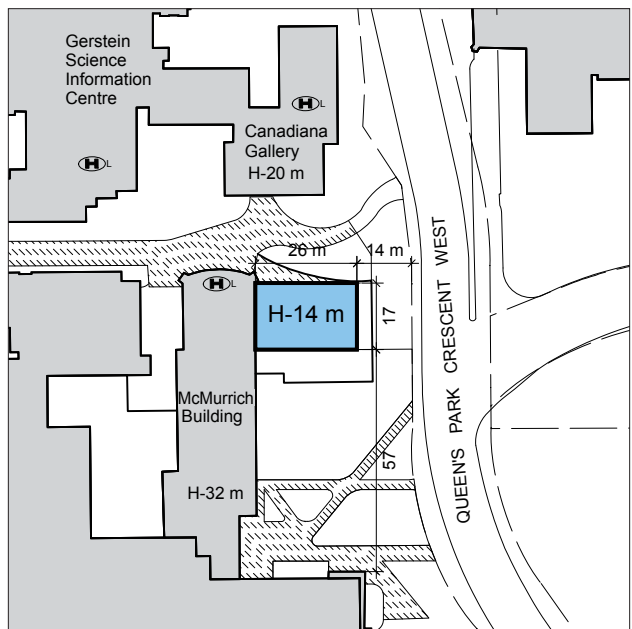
Approved Envelope [City of Toronto By-Law 1997-0275]:

Existing Site Occupancy:	None
Approved Envelope:	740 gsm
Discounted Envelope:	630 gsm
Maximum Height:	5 m

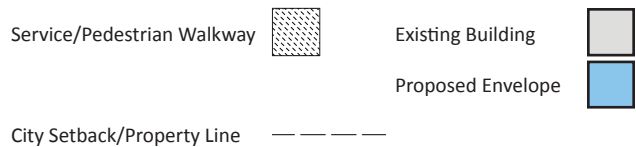
Use Assumptions:

1 floor institutional use

Proposed Envelope Capacity:



Northwest view



Proposed Building Envelope:

Existing Site Occupancy:	None
Proposed Envelope:	1,326 gsm
Discounted Envelope:	1,127 gsm
Maximum Height:	14 m

Use Assumptions:

3 floors institutional use to match existing

The proposed envelope rises three storeys to match the existing north portion of the heritage structure. Because of the topography of this site, one level is below street-level, and consequently this building remains respectfully low as part of the composition of structures surrounding the Legislature building. Connections to the McMurrich Building are anticipated on all levels.

Development Context:

Site Conditions:

- relationship to Queen's Park across the street will require special attention.

Secondary Effects:

Parking:

- no parking is currently associated with this site.

Servicing:

- existing service court and loading dock may be maintained at lower level and shielded from view from the Legislative Assembly building.

Pedestrian Routes:

- pedestrian pathway located north of the site immediately west of the Gerstein Science Information Library Morrison Pavillion would naturally extend to Site 19 to allow for ease of pedestrian connections.

Height and Massing:

- new construction to match existing parapet and floor heights of the McMurrich Building north section.

Open Space:

- new structure will include landscaping to relate to existing green open space along the west edge of Queen's Park Crescent West.
- The City of Toronto Green Development Standard may require installation of a green roof on a portion of new construction.

Heritage:

- the McMurrich Building east facing heritage facade will require careful consideration with respect to connection of new construction. CCBR atrium connection to the Rosebrugh Building, and the Bahen Centre connection to the Koffler Building provide excellent examples of integration of heritage facades into contemporary additions.

Accessibility:

- An accessible entrance to the McMurrich Building is located at off Queen's Park Crescent West. This entrance allows for an accessible route at one level below grade through to the Medical Science Building. The new development is expected to tie into the existing building at all levels.
- New construction and major renovations must comply with the Ontario Building Code, and anticipate future legislation of more stringent requirements as identified under the AODA Built Environment standard.

Urban Design:

- restore formal landscaping and relationship to Queen's Park, and remove the existing curb cut and vehicular entrance onto site from Queen's Park Crescent.
- Integrate pedestrian site access with Morrison Pavilion walkway.

Site Data:

Existing Site Occupancy (above and below grade)

None. The site functions as a service and loading area.

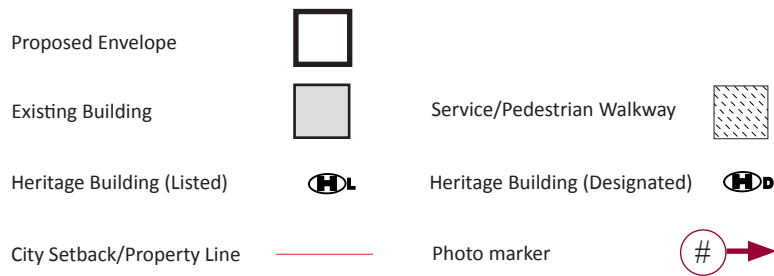
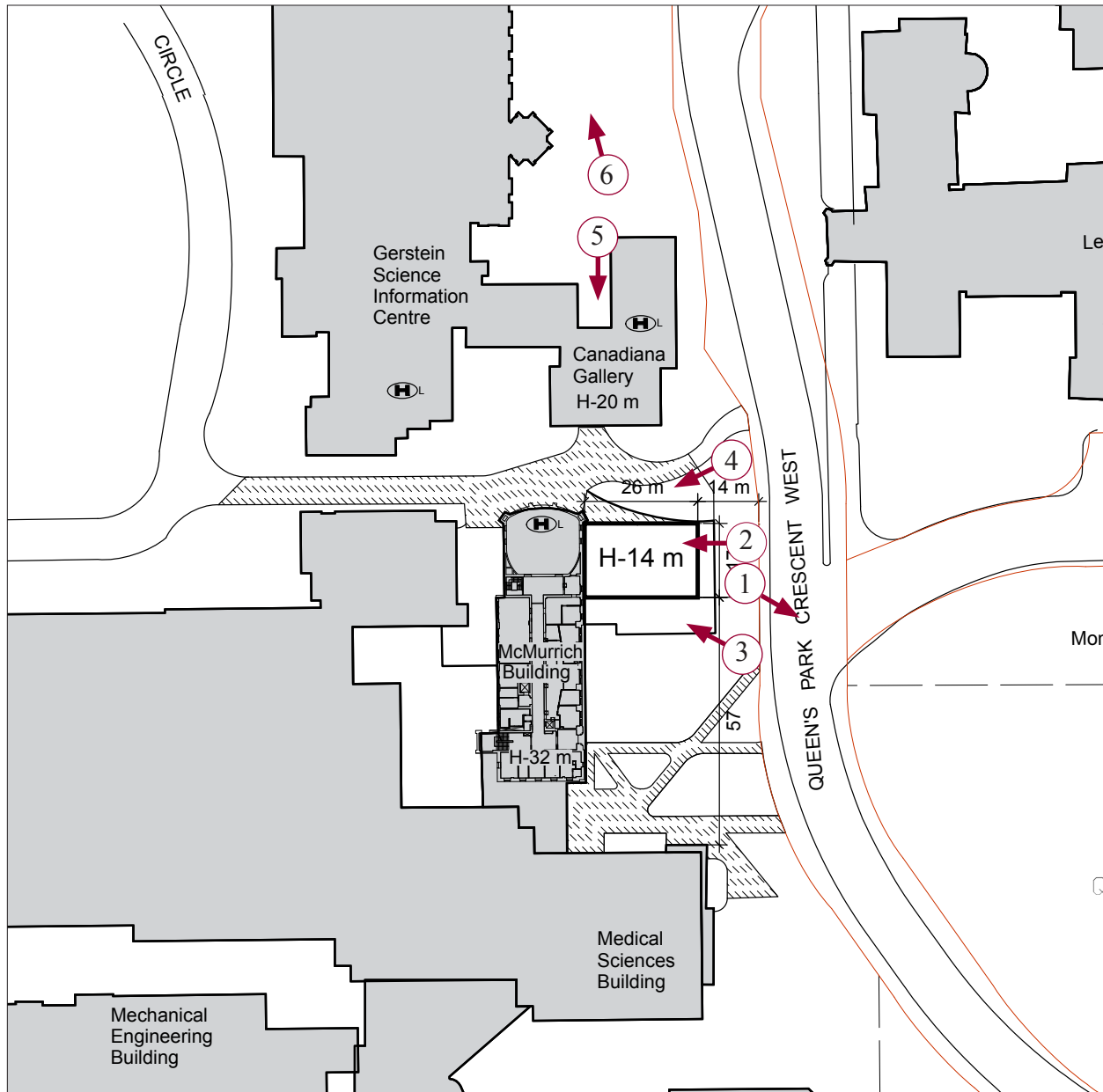
Area within approved building envelope (gsm)

Discounted Envelope:	(above grade):	630
	(below grade):	0
less Area to be Demolished:		0
Net Site Increase:		630 gsm

Area within proposed building envelope (gsm)

Discounted Envelope:	(above grade):	1,127
	(below grade):	0
less Area to be Demolished:		0
Net Site Increase:		1,127 gsm

Context Plan with Proposed Envelope:



Site Photos:



View east to Queen's Park Crescent West from site



McMurrich Building existing service court (development site)



Existing service court, northwest view



East facade of McMurrich Building

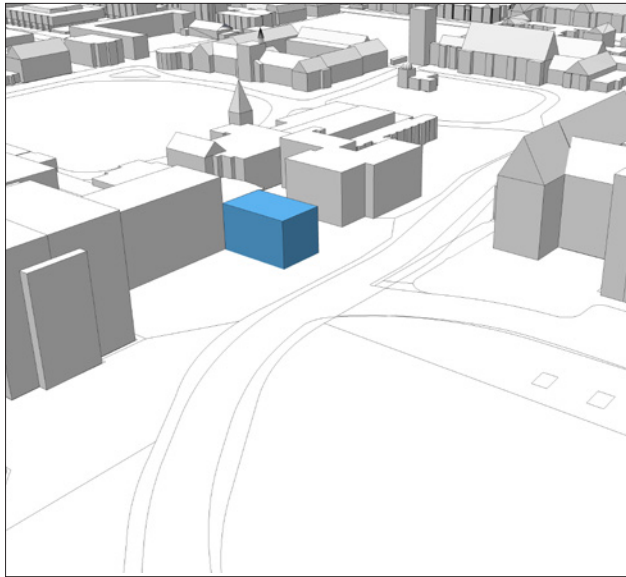


View through Canadiana Building walkway towards site

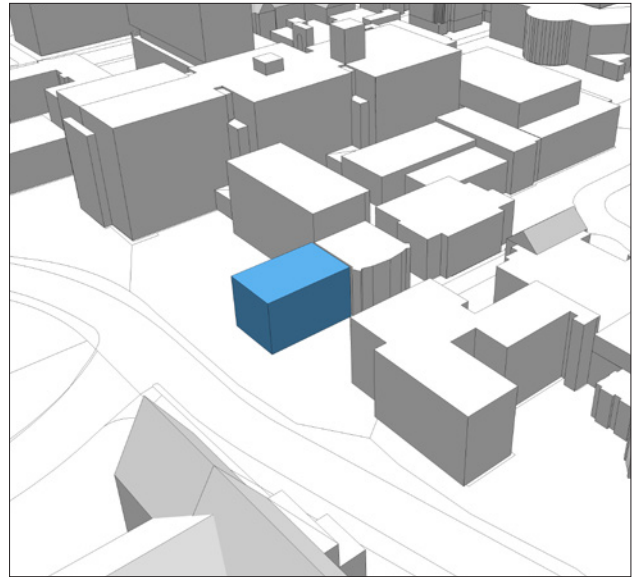


Morrison Pavillion pathway connects Hart House Circle to site

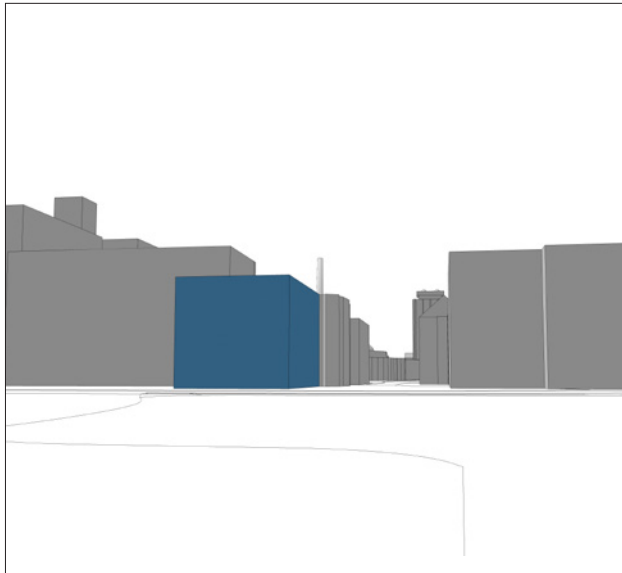
Additional 3D Views (Proposed Envelope):



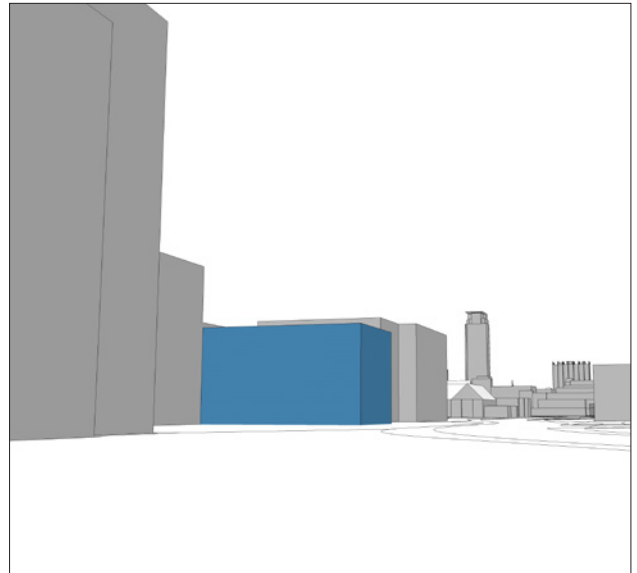
View toward northwest



View toward southwest

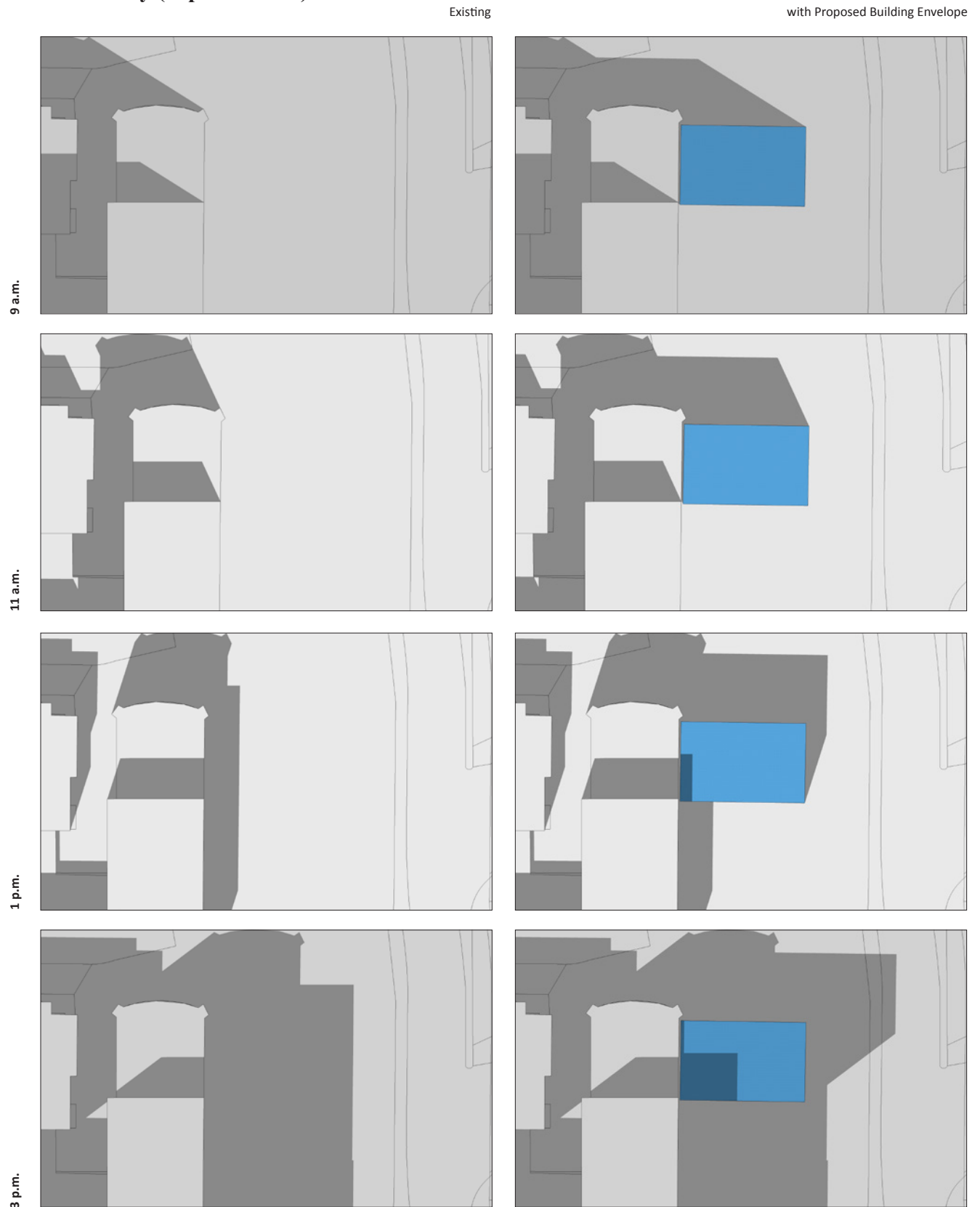


View west from Queen's Park

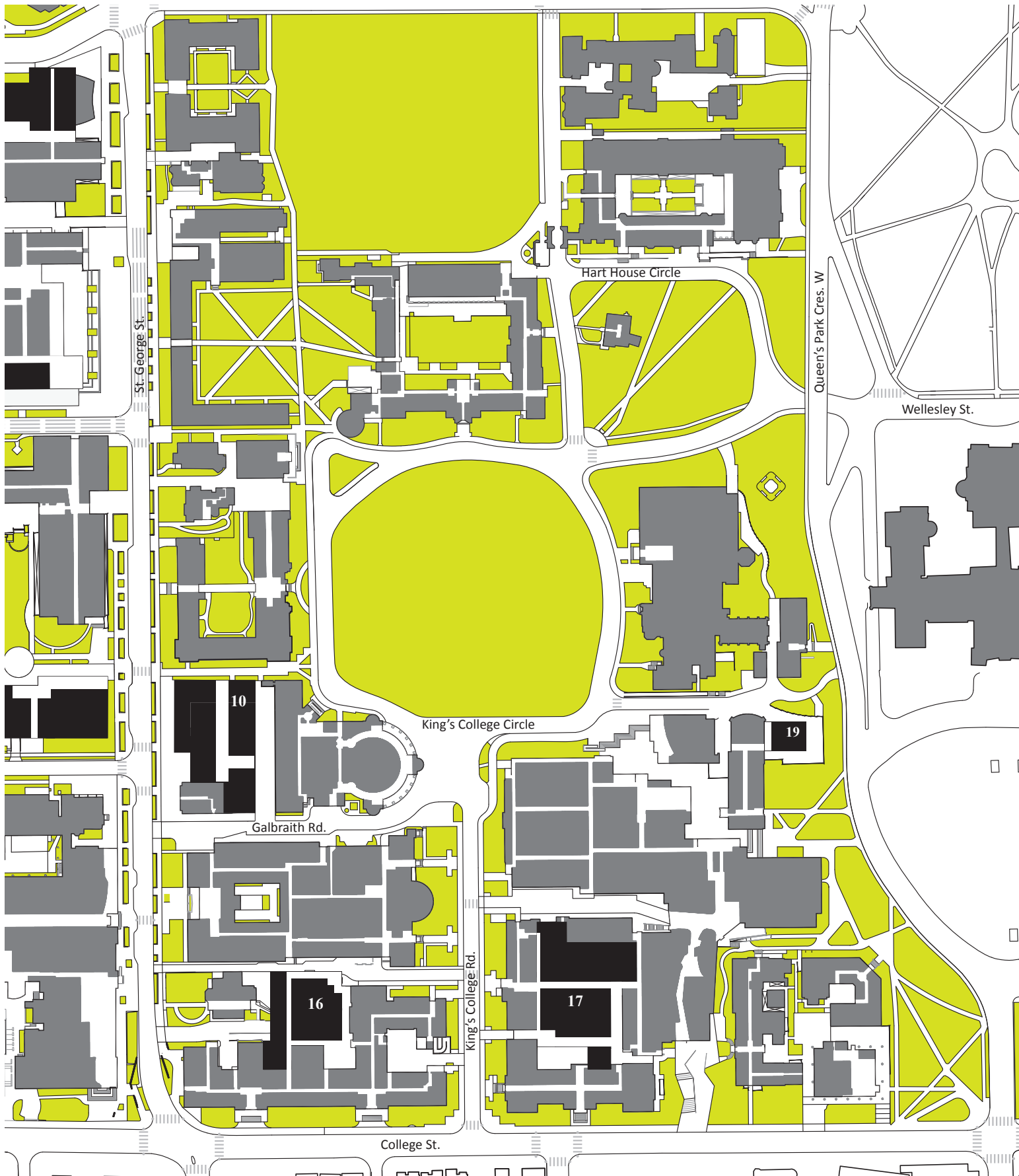


View looking north along Queen's Park Crescent

Shadow Study (September 21):



Southeast Sector Summary



Pedestrian Circulation Plan (Nolli) with Development Sites

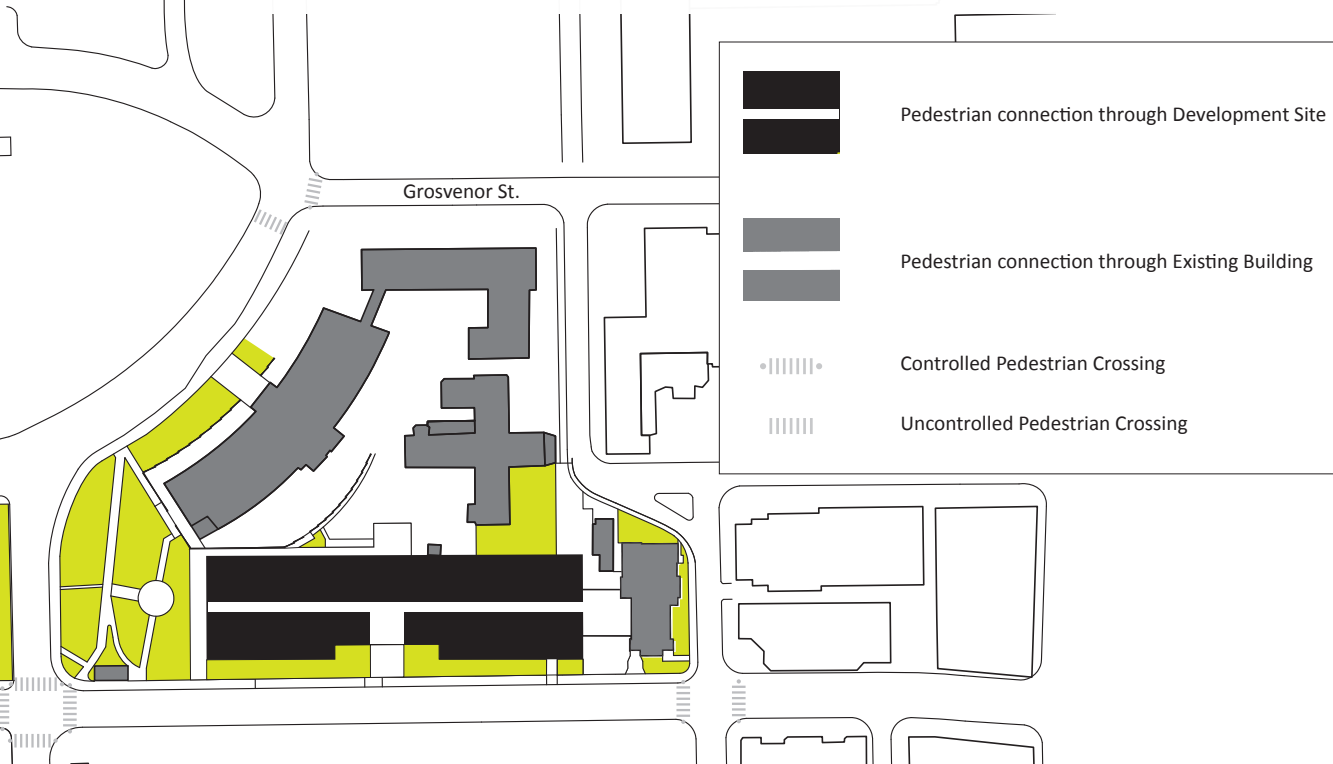
Development sites provide more than expansion capacity for the University. Shown in black, these sites provide opportunity to extend and build on pedestrian routes throughout the campus improving and providing a superior environment for pedestrians. Opportunities for linkages indoors and out are proposed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

Sites 16 and 17 provide the opportunity to knit together existing buildings including the Wallberg, Pratt (Site 16) and Mechanical Engineering; Mining and Rosebrugh (Site 17) in the Medical and Engineering sectors; and provide links between built form and open space. Additionally, these sites provide opportunities to enliven College Street along the southern boundary of campus.

Site 10 provides the opportunity to complete the Russell Street axis from the west with a possible glazed ‘winter garden’ space that might allow for views beyond the site to Simcoe Hall and the Convocation Hall dome. Here, the Knox College walkway, immediately to the north of the site, links the east campus and King’s College Circle with the west campus and the Davenport Lash Miller Garden.

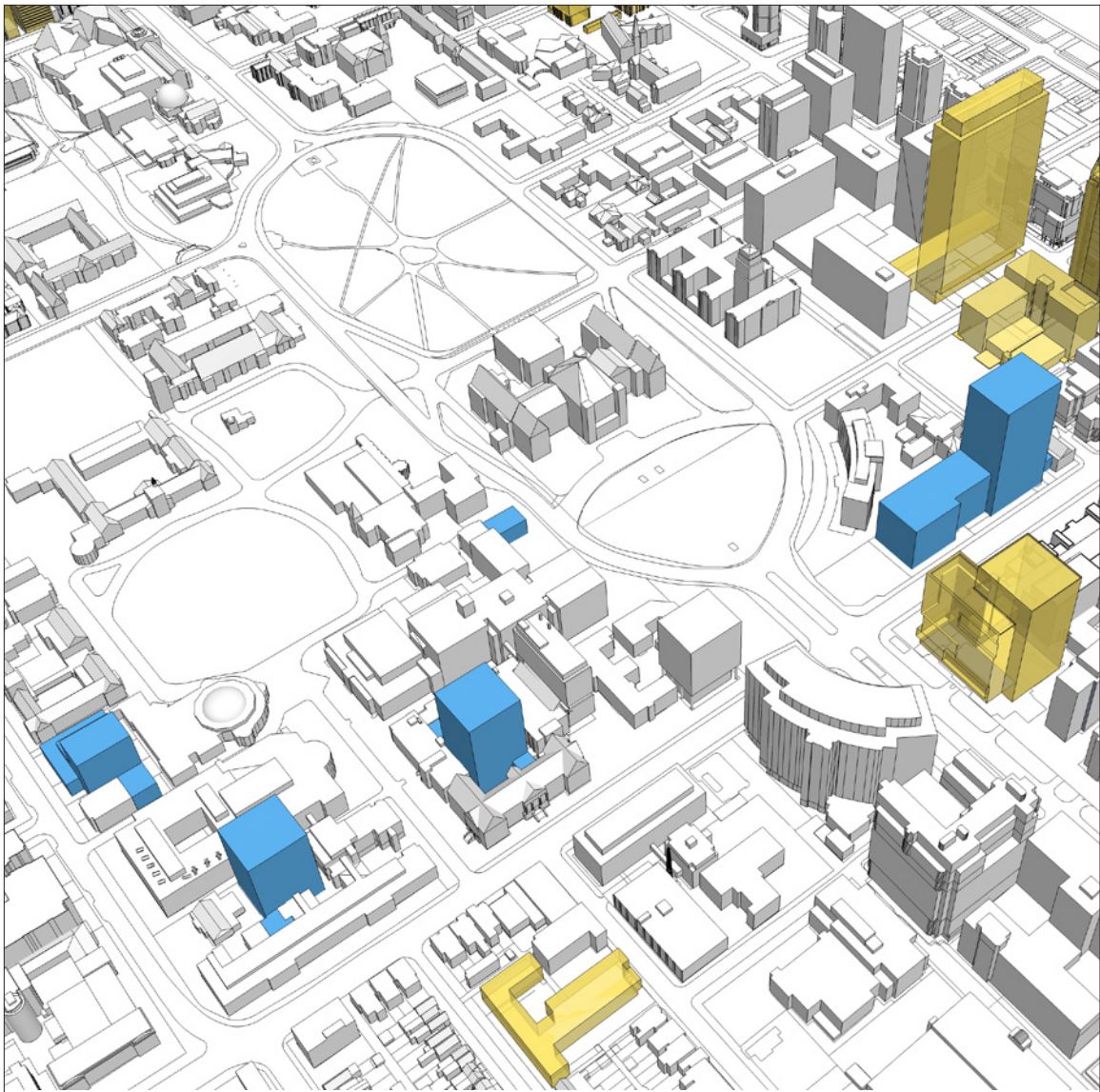
Site 19 allows for the termination of the existing north-south walkway running east of the Gerstein Library, and provides a programmed destination to the walk.

Site 14, the current location of the Banting and Best Buildings, is located at the far southeast boundary of campus. The introduction of development in this location allows for a more welcoming and permeable presence through the introduction of elements that may include an atrium/portico entrance and significant landscape improvements responding to the MaRS complex immediately south of the site.



Southeast Sector Proposed Sites

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



- SE Sector Proposed Envelopes
- Approved construction adjacent to campus