

Conclusion

The positive contribution of the 2000 Master Plan can be seen in the construction of recent capital projects: high quality architecture along with the creation of new open space, and pedestrian improvements that help to knit together the campus. Since 2000, five new buildings and 62,000 gsm have been constructed to accommodate a campus population of 9,800 (Full-Time Equivalents).

Now, more than a decade later, the updated Master Plan documents the current campus footprint and identifies opportunities for expansion and improvements to the campus' physical environment that exist within the UTM boundary, largely within the ring road.

The 2011 UTM Master Plan provides a roadmap for future development that is consistent with the City's revised Official Plan. This Master Plan provides an assessment of the campus as a whole, identifies desirable future planning initiatives and stipulates the potential of individual development sites within defined sectors of campus.

Detailed proposals identifying specific building envelopes for selected sites have been identified to provide future development capacity, beyond projected 2030 requirements. When developed, these will shape and enhance the campus environment as a whole. Massing, positioning and dispersion of the building envelopes across campus have been carefully considered in relation to context and in support of the University's academic objectives.

This plan proposes expansion primarily on existing building sites, and surface parking lots. With the proposed 5.7 hectare development footprint included in this Master Plan, UTM will provide approximately 200,000 gross square metres of new space, a capacity which would double the current space inventory of the campus.

Summary

The Master Plan Framework provides background information establishing space needs and area context. Seven Campus Planning Principles have been carefully crafted through a process of broad consultation to provide a guiding framework to the Plan. Widely accepted, they have been used to frame the proposed changes to development site envelopes and will support the re-zoning efforts required to make proposed changes into law. The Planning Principles are described below:

CAMPUS ENVIRONMENT

The University community's environment must:

- support intellectual aspirations of its community;
- build on a fundamental framework of social and environmental amenity;
- be vibrant and encourage activity;
- relate buildings to landscapes and create a logical sequence of movement;
- provide shelter and active travel between buildings;
- be safe, secure, and accessible;
- respect and engage with the unique ecological context; and
- maintain and enhance a central unified open space, as a unifying element on campus.

Conclusions and Next Steps

LAND USE

Uses and functions assigned to the campus' physical environment must:

- promote the University's academic goals and serve its overall mission;
- consider non-academic uses that are compatible with, contribute to and engage the University community;
- enhance the connection between residential and academic life;
- respect and engage with the ecological context;
- seek opportunities to animate the campus, particularly by locating active use at the ground floor level and providing transparency between indoor and outdoor spaces; and
- ensure a visionary campus plan where parking, transit, servicing and traffic planning coordinate with existing and future buildings.

MASSING

The form and scale of future expansion should define and develop appropriate relationships with surrounding buildings and landscapes. New construction must take into account impact on micro-climatic conditions creating an animated streetscape, and minimizing shadow and wind conditions.

BALANCED INTENSIFICATION

Future campus development must enhance, not overwhelm, existing University environs while making efficient use of limited campus land. The Plan seeks to:

- balance the desire for consolidation and the desire to connect to the outdoor environment;
- enliven and shape the spaces between and within buildings;
- strive to achieve the appearance of a complete campus at each phase of the plan; and
- ensure the adjacent community is addressed in scale and presence, while presenting a prominent and inviting (welcoming) image of an academic institution.

SUSTAINABILITY

Beyond reduced environmental impact, the University of Toronto Mississauga seeks to:

- take a leadership role in line with the University's overall mission;
- advance opportunities to link sustainability principles with research and teaching;
- promote its environmental achievements on campus and to the outside community;
- meet the University's stringent Design Standards related to environmental measures, and continue to strive beyond minimum requirements;
- incorporate technological advancements in building and landscape design, and seek partnerships where appropriate;
- encourage bicycle commuting and transit-oriented modes of travel; and
- enhance, connect and respond to the Campus' ecological context.

ACCESSIBILITY

The University's buildings and landscape must accommodate a diverse population in an open and inclusive campus. The campus environment should adhere to the principles of universal design.

HERITAGE PRESERVATION

The University of Toronto seeks to protect and maintain its heritage properties and landscapes. Listed and designated properties should not be considered in isolation, but as character-defining elements within the overall campus context. Development should respect and engage with the contextual value of these heritage elements.

Priorities through 2030

The Master Plan identifies opportunities, along with related challenges, for future campus improvement through the discussion of ten key elements impacting the physical nature of campus. These include circulation, open space, environment, infrastructure, sustainability, heritage, accessibility, student housing, personal safety and security, and parking. Priorities for the future are identified together with related planning efforts that intersect with and augment site development. This revised framework is intended to continue the transformation of the UTM campus in support of its academic mission.

Circulation

- Continue to develop a hierarchy of pedestrian circulation, coordinated with open space, and address safety concerns for pedestrians, particularly at Outer Circle Road.
- Address concerns related to traffic congestion and provide safe, sheltered waiting areas at vehicular pick-up/drop-off points and transit stops.
- Improve and rationalize existing service/loading areas as part of expansion.
- Seek opportunities to improve connections to the City of Mississauga bicycle lane network.

Open Space

- Create new open space with future development and activate existing open space through increased furnishings appropriate for multi-use.
- Develop a consistent language of materials and landscape campus-wide.
- Maintain naturalized environments as no-build zones.
- Continue to seek opportunities for creation of roof-top open space.
- Continue to work tie into City initiatives related to open space.

Conclusions and Next Steps

Environment

- Minimize impact of built form by reducing chemical use, such as pesticides, and wastewater discharge into the environment.
- Balance the need to connect to ecological environments for research with the impact of built form.

Infrastructure

- Continue to update UTM's energy inventory annually.
- Connection to the Central Utility Plant rather than install stand alone systems for future projects.
- Maintain and update plan to address deferred maintenance utilizing the Facility Condition Assessment Program.

Sustainability

- Continue to seek opportunities for improved efficiency and durability of existing buildings and grounds.
- Continue to strive beyond LEED® Silver on capital projects.

Accessibility

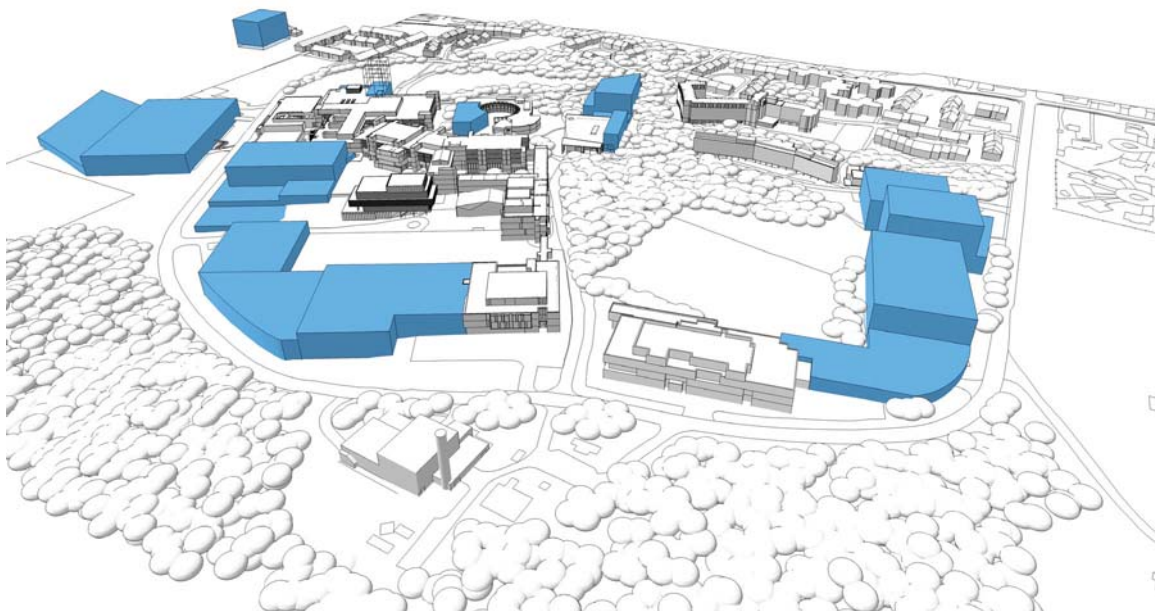
Review and update University of Toronto Accessibility Standards to align or improve upon municipal and provincial standards and guidelines.

Housing

- Maintain quality housing options on the UTM campus to accommodate the range of student population.
- Review student housing opportunities related to multi-campus and collaborative programs with other institutions.

Parking

- Minimize the parking requirement on campus by encouraging alternate modes of transportation.
- Minimize the visual impact of parking and preserve existing green space by constructing parking decks on existing lots and in connection with proposed site development.



Sites & Sectors identifies sites for future development, detailing specific building envelopes (build-to lines, setbacks, and heights) and contextual information. In order to maximize flexibility over time, this plan typically does not recommend specific program or building types.

Conclusions and Next Steps



Sector Plan

South Campus

- Site 1 Davis Building science expansion
- Site 2 Hazel McCallion Learning Centre (HMALC) expansion, and new building
- Site 3 Student Centre expansion, and new building
- Site 4 Kaneff Building expansion
- Site 5 Davis Building entry and tower addition
- Site 6 Davis Building student plaza expansion

North Campus

- Site 7

Athletics & Parking

- Site 8

Outer Ring

- Site 9 Alumni House
- Central Utilities Plant (CUP)
- Paleomagnetism Lab

Housing



Acknowledgements

The development of the University of Toronto Mississauga Master Plan has benefitted from collaboration with the UTM campus community through extensive engagement during the 2010 winter term. Planning Principles and proposed development envelopes were discussed, evaluated and posted on the UTM homepage, including an email contact for further comment.

Meetings at UTM were held first with a Master Plan working group. This group, representing a cross-section of the UTM community, met for two 3-hour consultation sessions in February and March of 2011. The Master Plan was also presented to the Resource Planning and Priorities Committee (RPPC) at the end of March, 2011 and was endorsed by Erindale College Council (ECC) in April, 2011.

Since that time, and in the early stages of developing the plan, the University's Design Review Committee (DRC)* has helped to shape development, and the content of the document itself, through thought-provoking discussion.

As a next, and final step, the University will seek City approval of the Master Plan for the University of Toronto Mississauga.

2011 Master Plan Participants:

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Design Review Committee*:

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* The Design Review Committee (DRC) advises the President via the AVP, Campus and Facilities Planning, on campus built form. The interests of the Committee are to ensure a high level of design excellence in buildings and their surroundings, and that campus planning issues are addressed through individual capital projects. The membership of the Committee represents a coalition of design expertise, University governance, campus planners/ operations and services, and representation of the three campuses.

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The 2011 Master Plan was written and prepared by the Office of the Assistant Vice-President Campus and Facilities Planning, with extensive discussions and review by colleagues at the University of Toronto Mississauga.

