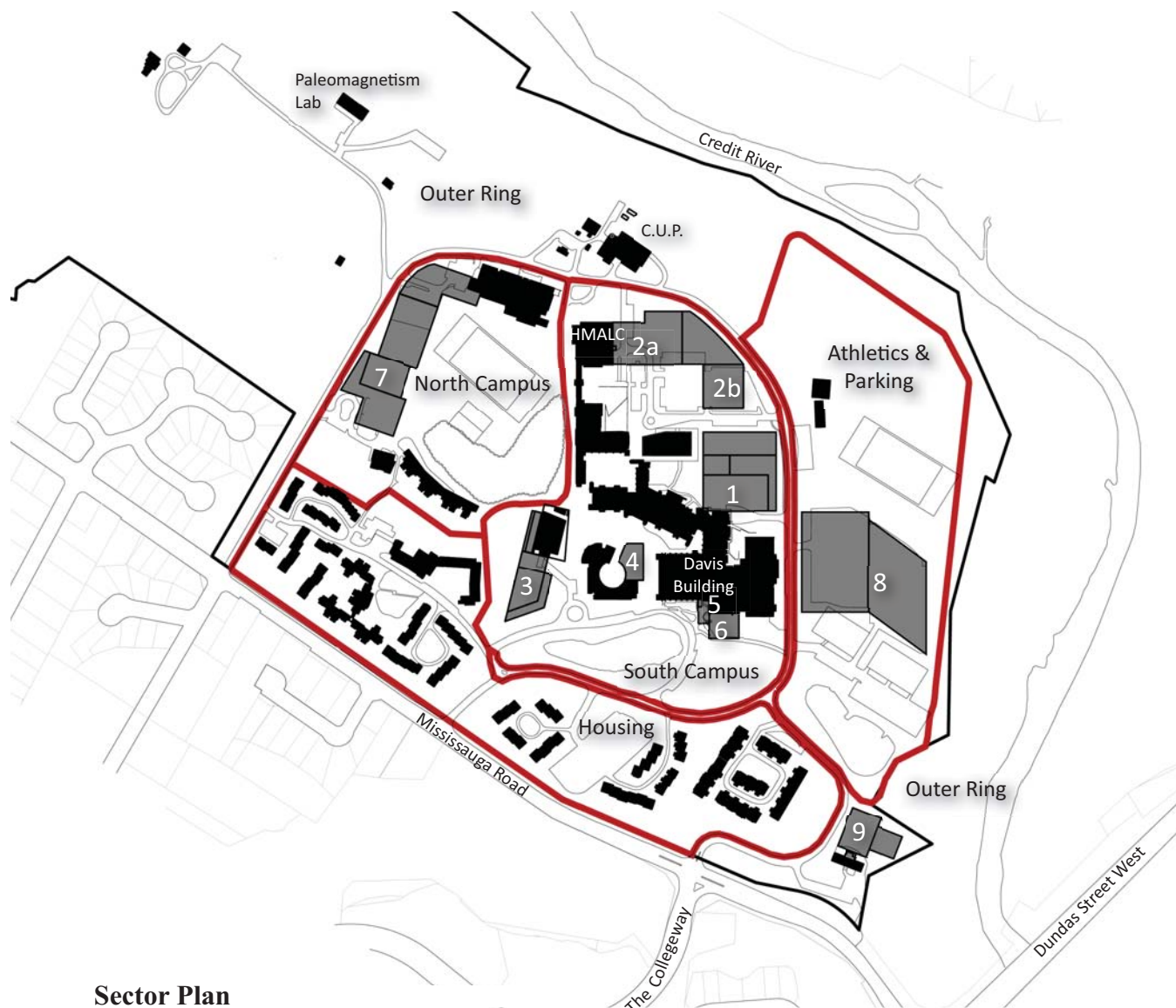


# Sites & Sectors

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## 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 North Campus expansion

### Athletics & Parking

- Site 8 Athletics and parking

### Outer Ring

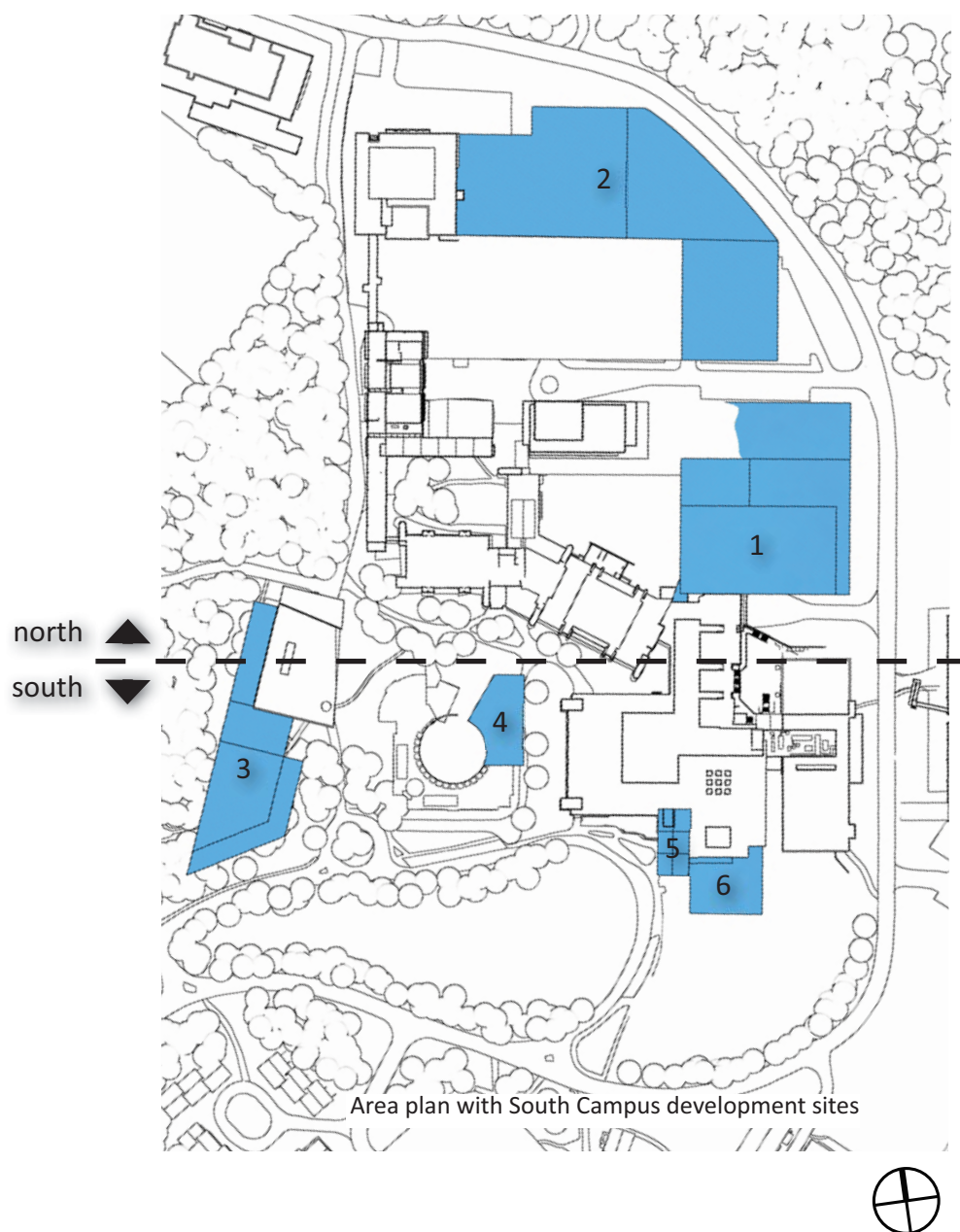
- Site 9 Alumni House
- Central Utilities Plant (CUP)
- Paleomagnetism Lab

### Housing

This section of the University of Toronto Mississauga Campus Master Plan 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, the Plan typically does not recommend specific program or building types.



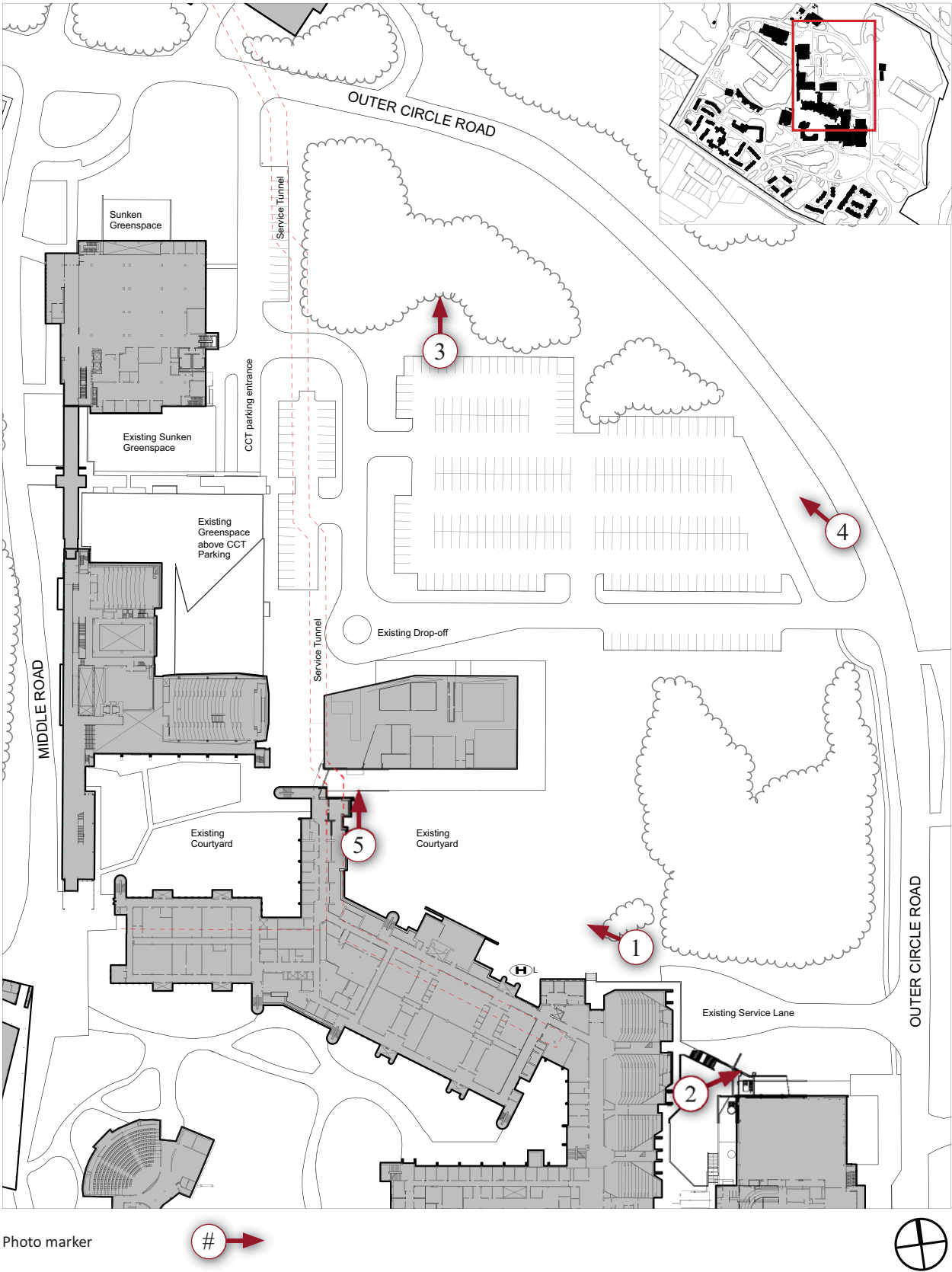




Proposed new development sites in the South Campus sector include the following:

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

Context Plan: South Campus (north portion)



Site Photos:



View from Site 1 toward new Health Sciences Complex under construction



View toward athletic fields and Credit River Valley beyond



Site 2 looking toward Credit River Valley



View of Site 2 with new pedestrian path in the foreground; HMALC in the distance



View of parking Lot 9 looking north from the Davis Building; prior to Health Sciences Complex construction



## SITE 1: Davis Building science expansion



*Section through the site showing north side of Davis Building*



*RAWC and Davis Building loading dock from the ring road*



*View west from Outer Circle Road at parking Lot 9 entrance*

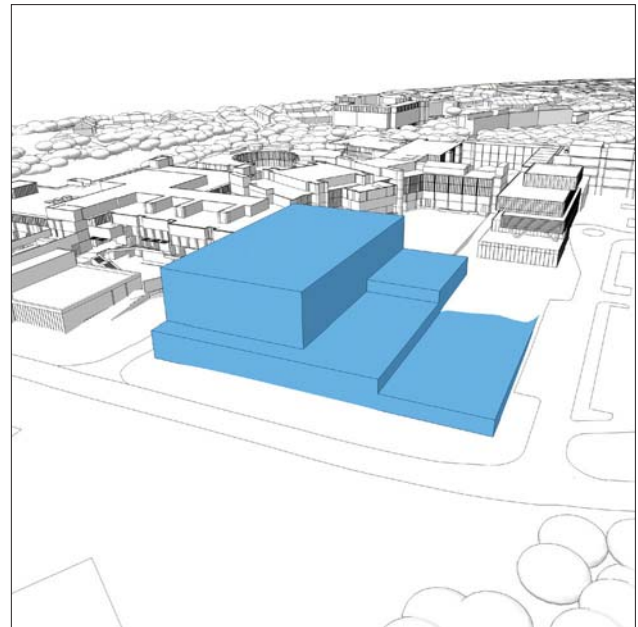
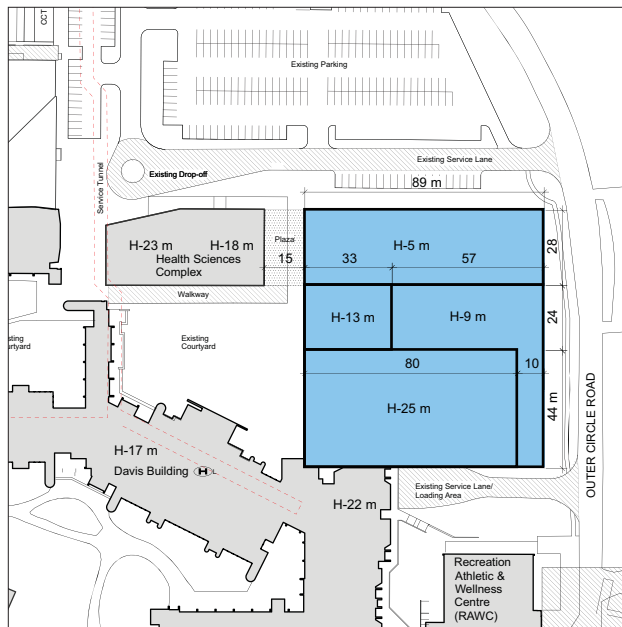
### Site 1 Context:

Site 1 provides the opportunity to extend the Davis Building north toward parking Lot 9. A building, or complex of buildings, on Site 1 will be highly visible from Outer Circle Road; and will complete the formation of a courtyard between the Davis Building science wing, and the new Health Sciences Complex.

The site is characterised by a dramatic slope, with a 2-storey difference between the main floor (2nd level Davis Building) and the ring road level. The site's location, and the height of the potential building envelope, offer prime views toward the Credit River Valley.

The proposed envelope could connect to the Davis Building on all levels, enabling the expansion of all existing academic and ancillary space there. The site is served directly by the main road and parking, and the campus' main loading dock, potentially providing an optimal location for programs requiring a high level of servicing.

## Proposed Envelope Capacity:



West view



## Proposed Building Envelope:

Proposed Envelope:	29,608 gsm
Discounted Envelope:	25,167 gsm
Maximum Height:	25 m

## Use Assumptions:

The maximum height identified is taken from the lowest elevation at Outer Circle Road.

The first two levels, included in area above, are partially below grade and will align with existing levels in the Davis Building.

## SITE 2: HMALC expansion and new building



*Hazel McCallion Learning Centre (HMALC) east facade; service and parking entry*



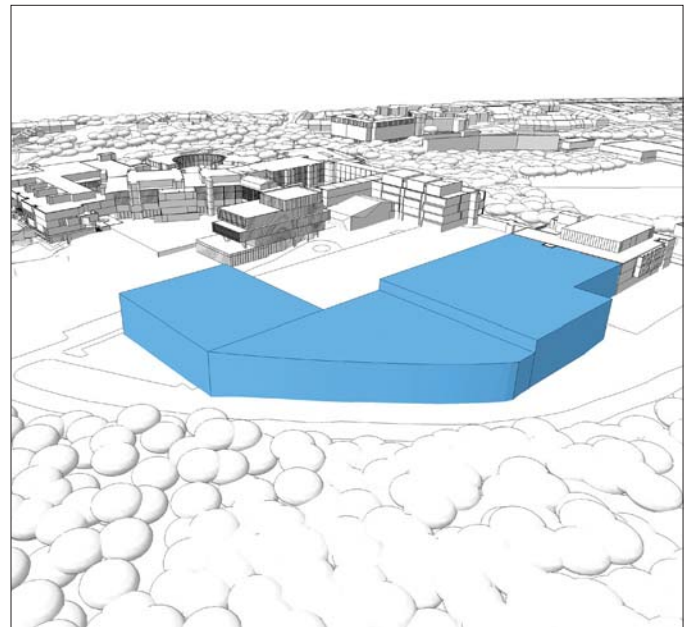
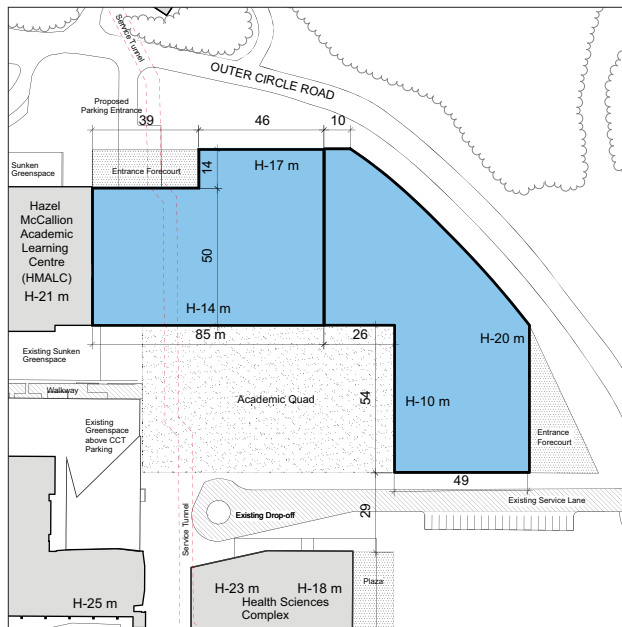
*View from ring road to current parking Lot 9; existing entry road to remain in proposed plan*

### Site 2 Context:

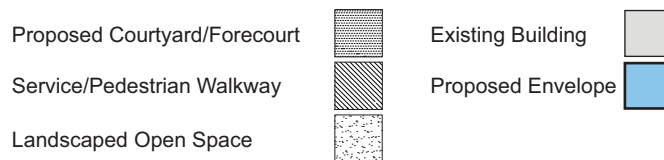
Site 2 is located on and adjacent to parking Lot 9, with a 2-storey grade change between its lowest and highest elevation. The site is bounded by the ring road, Outer Circle Road, on two sides with a view to the Credit River valley beyond. To the south and west development has the potential to frame and define a new Academic Quad on current parking Lot 9.

The site includes capacity for expansion of the library, the Hazel McCallion Academic Learning Centre (HMALC). Beyond providing additional space, this development could benefit this sector of the campus by separating the parking entrance ramp from the pedestrian environment (Academic Quad). This development could also rationalize building servicing for the HMALC with a new service bay as part of a proposed project. The 256 existing parking spaces located on Lot 9 must be relocated elsewhere on campus or incorporated into development.

## Proposed Envelope Capacity:



Southwest view



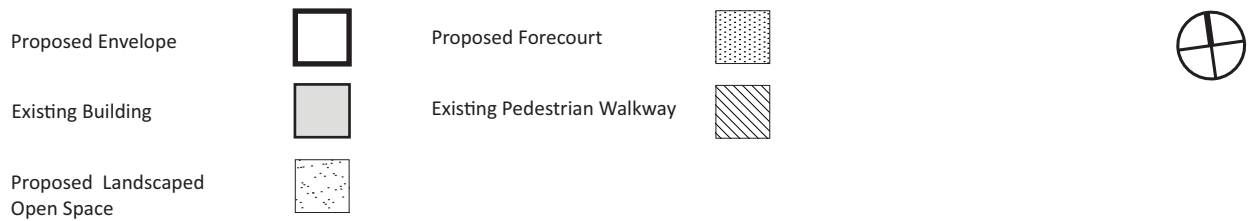
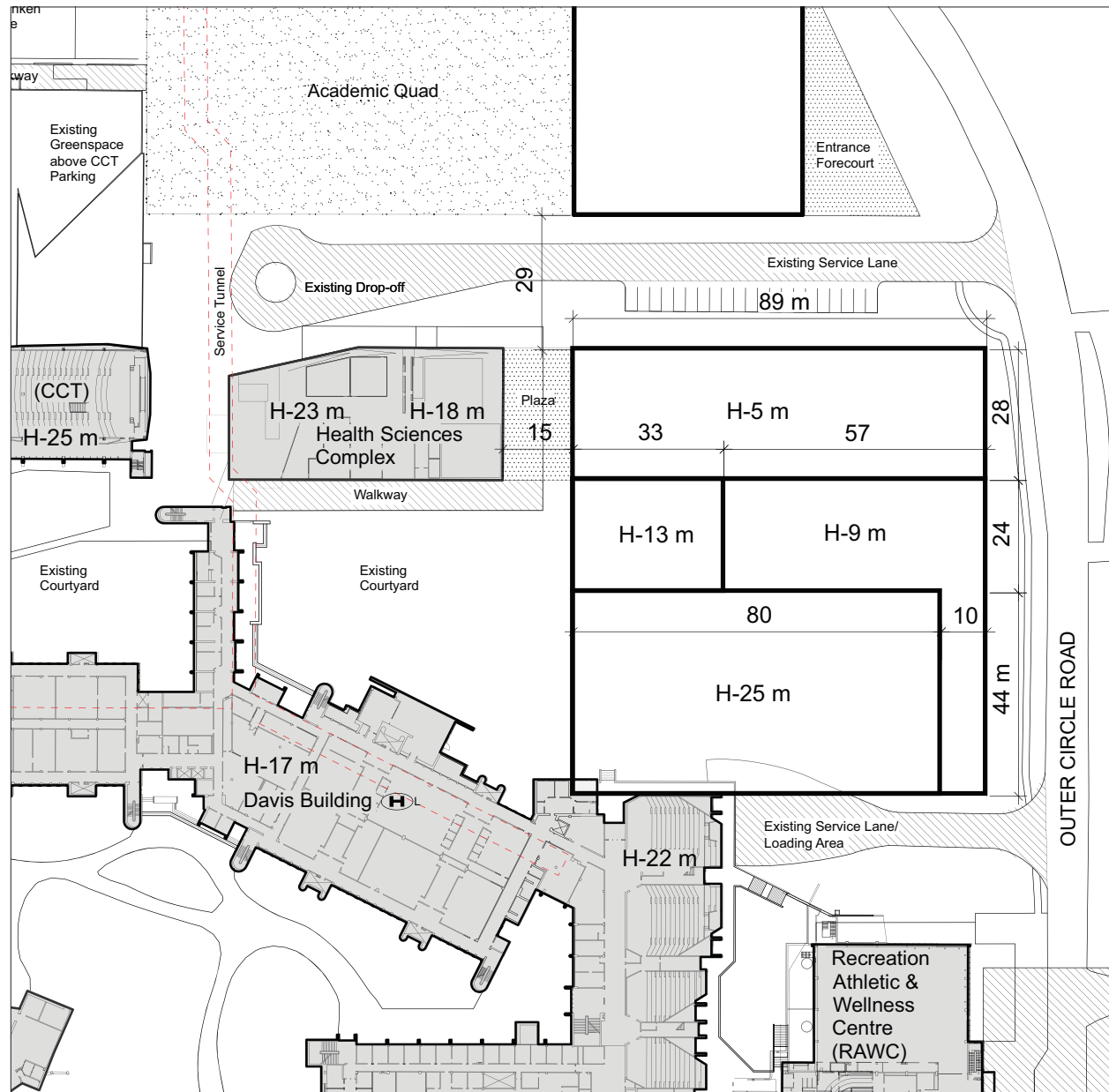
## Proposed Building Envelope:

Proposed Envelope:	31,382 gsm
Discounted Envelope:	26,675 gsm
Maximum Height:	20 m

## Use Assumptions:

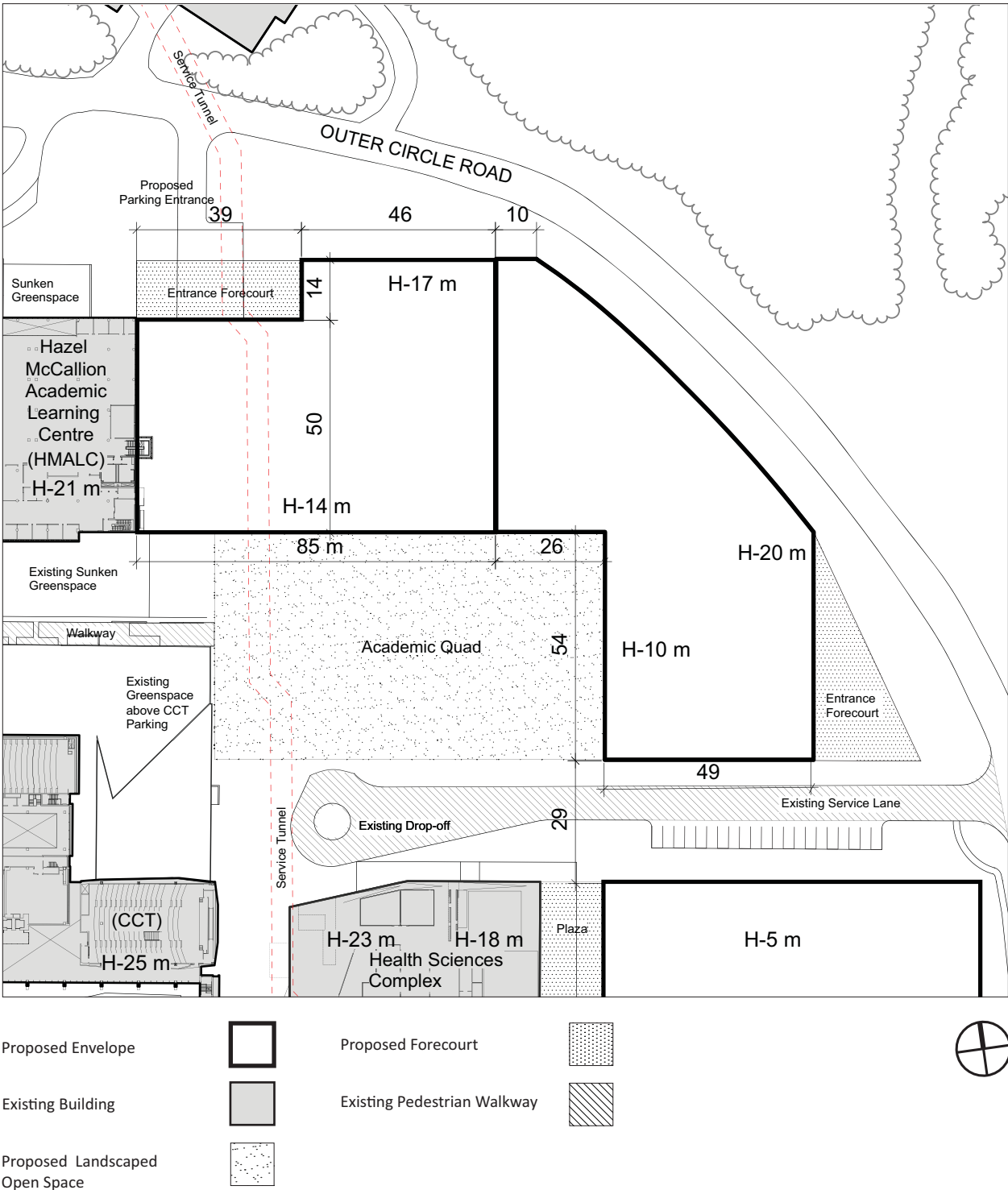
The maximum height identified is taken from the lowest elevation at Outer Circle Road.  
The first two levels, a portion of Site 2 included in area above, are partially below grade.

Site 1 Context Plan with Proposed Envelope:





Site 2 Context Plan with Proposed Envelope:



### South Campus Development Context (north portion):

#### Site Conditions:

- The site was historically a quarry, and is currently the location of a dry pond and shrub vegetation.

#### Secondary Effects:

- Demolition of a small one-storey Davis Building addition will be required.

#### Parking:

- 256 existing parking spaces on Site 2 must be relocated elsewhere on campus or incorporated into development.
- The CCT parking garage ramp could be relocated closer to Outer Circle Road, as part of a Site 2 project. This would improve separation between pedestrians and vehicles.

#### Servicing:

- Expansion of, and improvements to, the Davis Building Shipping & Receiving area will be included in the development of Site 1.
- Site 2 will likely be serviced adjacent to HMALC in order to improve on existing servicing.

#### Pedestrian Routes:

- A main level interior pedestrian link will be an important feature of the Site 1 building envelope. This link would act as an extension from the Davis Building front entrance and Meeting Place, and connect with future expansion in the sector: Site 2, and the academic quad. It would build on the existing framework of primary pedestrian routes, running parallel to the Link through CCT.
- Development on Site 2 should incorporate opportunities to improve pedestrian travel along Outer Circle Road, and connections to the trail system in the valley beyond.

#### Height and Massing:

- Site 1 envelope should step up progressively from 3 floors at northern end of site to 5 floors to preserve views from the Davis Building. Stepping the building mass would also help to preserve visibility to the Health Sciences Complex (HSC) from the ring road.

#### Open Space:

- Site 1's proposed development would complete the enclosure of a courtyard, between the Davis Building and HSC.

#### 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*.

## South Campus Site Data (north portion):

### Existing Site Occupancy (above and below grade)

Building	Department	nasm	gross	
Davis Building	M. Biotech	98	105	partial demolition
<b>TOTAL Site Area</b>		<b>98</b>	<b>105</b>	

### Area within Proposed Building Envelope (gsm)

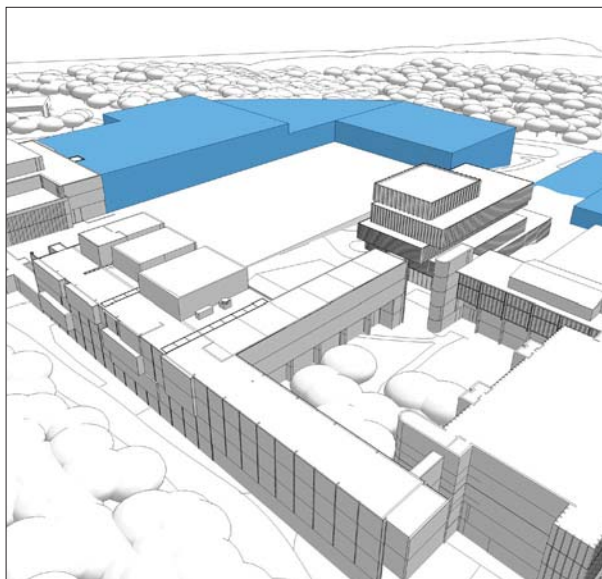
#### Site 1

Discounted Envelope:	(above grade):	25,167	
	(below grade):	2,210	(assumes 1 storey below existing courtyard)
less Area to be Demolished:		105	(1 storey addition to Davis Building)
Net Site Increase:		27,272	gsm

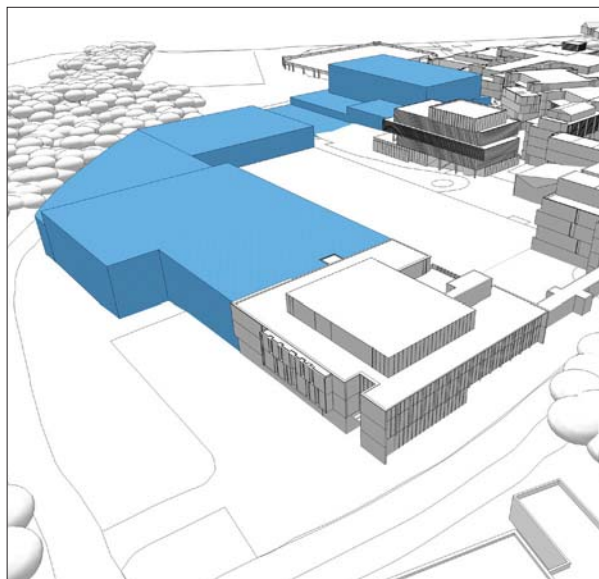
#### Site 2

Discounted Envelope:	(above grade):	26,675	
	(below grade):	7,889	(assumes 1 storey)
less Area to be Demolished:		0	
Net Site Increase:		34,564	gsm

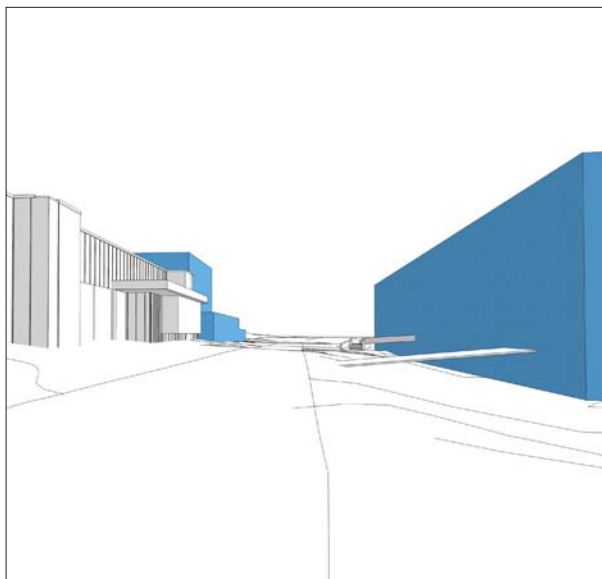
### Additional 3D Views with Proposed Envelope (north portion):



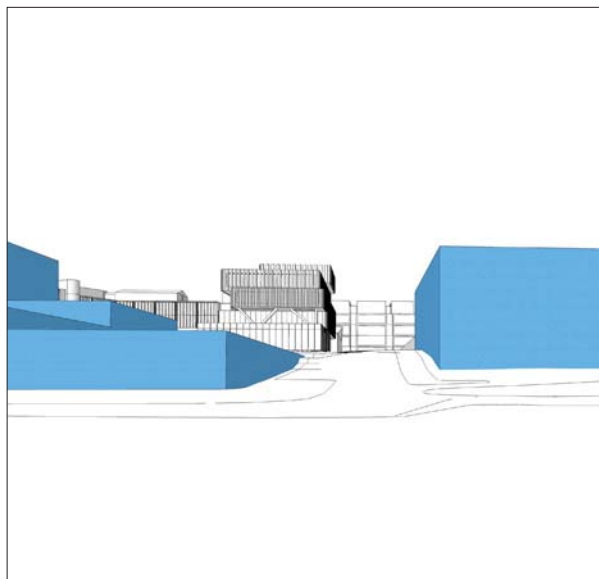
*View north toward Site 2*



*View east; Hazel McCallion Learning Centre in foreground*



*View north along Outer Circle Road*



*View west towards the Health Sciences Complex*

**Shadow Study - September 21 (north portion):**



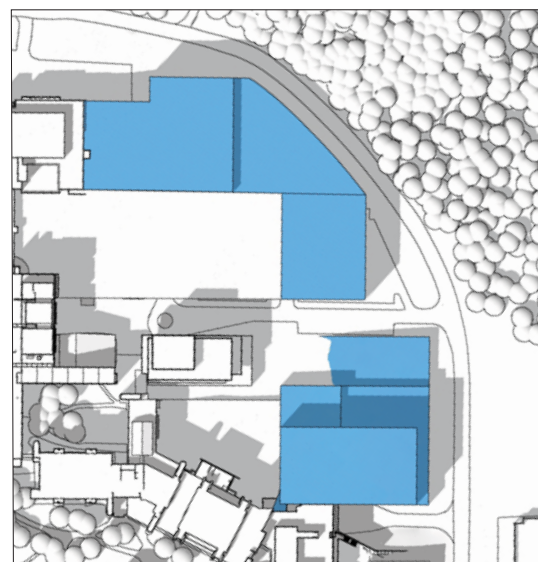
9 a.m.



11 a.m.



1 p.m.



3 p.m.

Context Plan: South Campus (south portion)

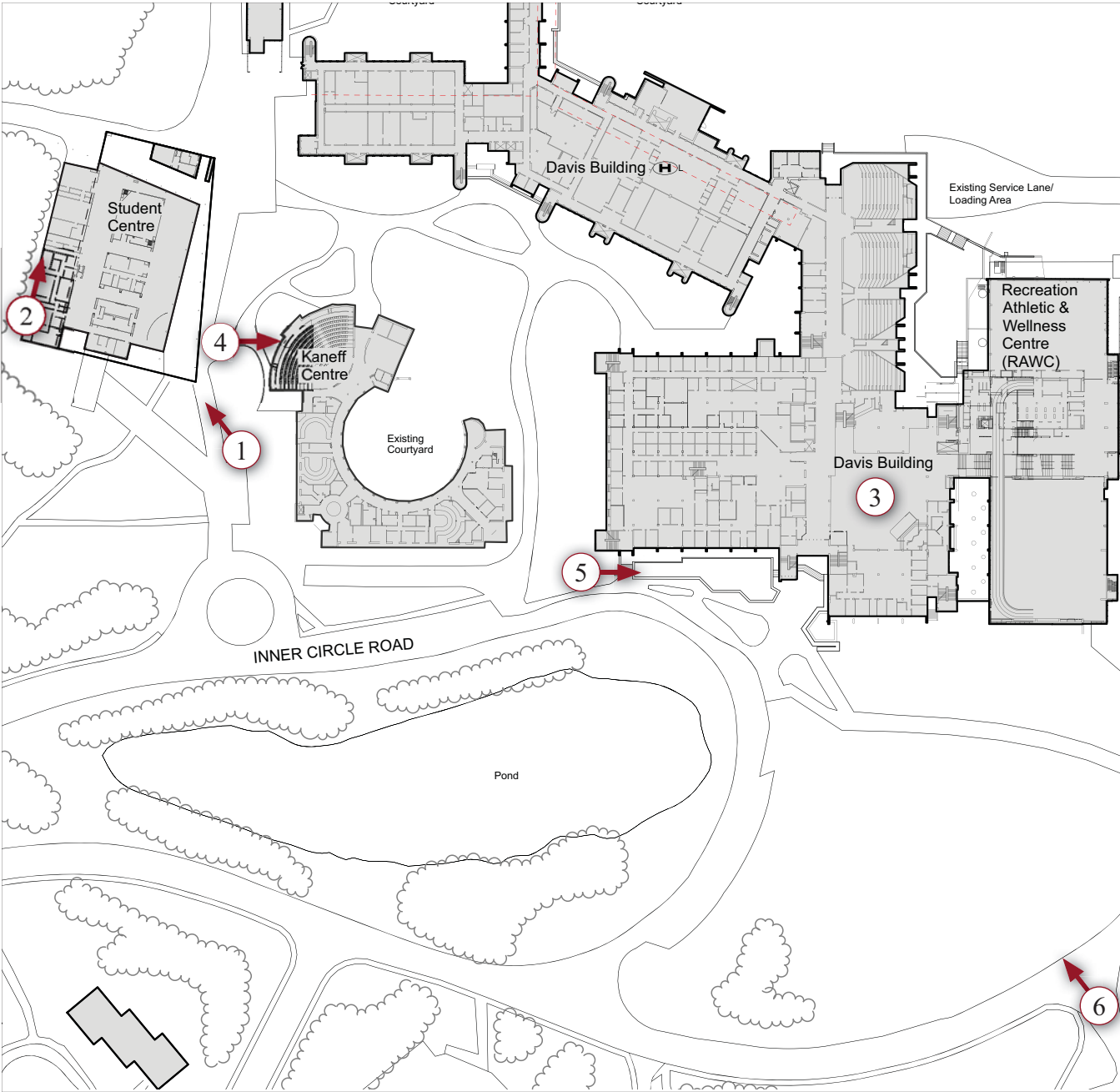


Photo marker

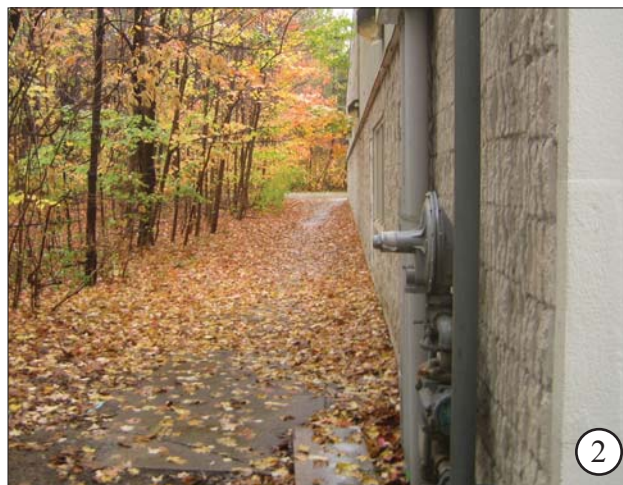




Site Photos:



Student Centre entry from Inner Circle Road and service bay



View along Student Centre's original Crossroads Building wall



Meeting Place, Davis Building



Kaneff Building



Davis Building main entrance



View of Davis Building from Collegeway/Outer Circle Road intersection

## SITE 3: Student Centre expansion and new development



*Student Centre east facade*



*Student Centre south facade from site of proposed development*

### Site 3 Context:

With its location at the centre of campus, the Student Centre acts as a landmark and a gateway. The building sits at the crossroads between the Five-minute Walk and the Link. It was constructed in 1999 as an addition to the portion of the original Crossroads building. The Student Centre is an award-winning and listed heritage building.

Site 3 includes two components:

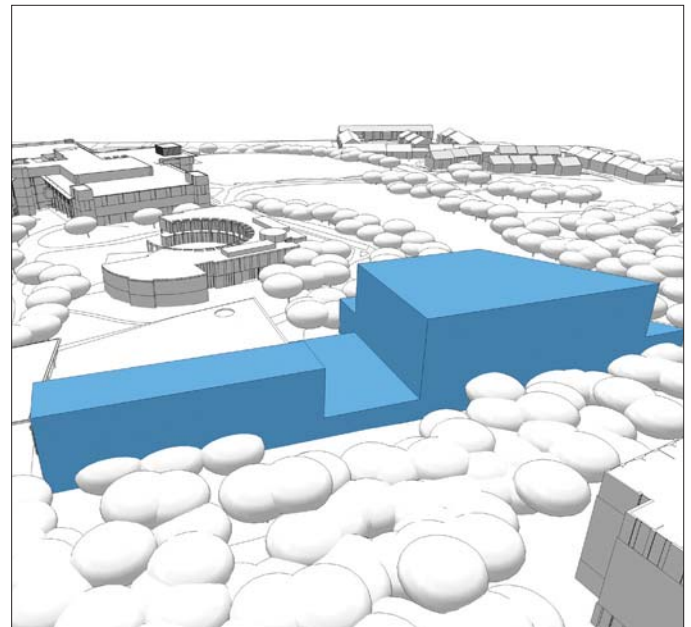
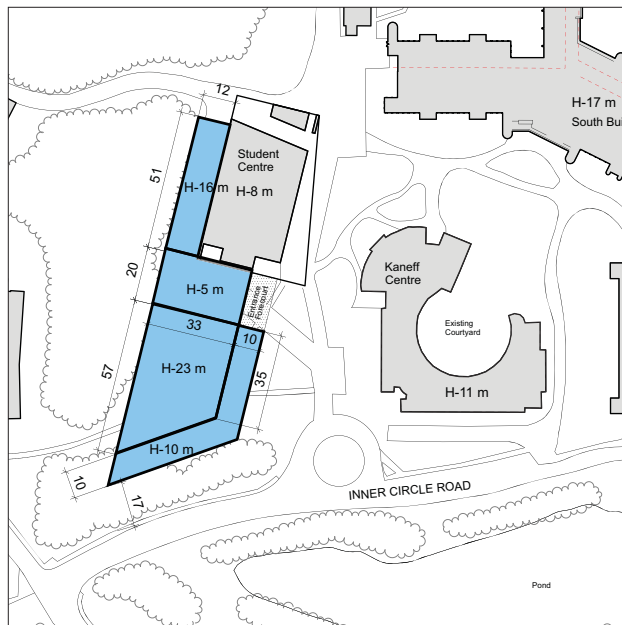
- an addition to the building wrapping the Student Centre, replacing the Crossroads building, and set back to respect the iconic roof line;
- a second more prominent structure, located closer to Inner Circle Road.

Site 3 is adjacent to the campus' main shuttle and transit hub, providing an optimal location for pick-up/drop-off for students and staff.

New development should take steps to minimize impact on the Ecological/No-Build Zone directly adjacent.



## Proposed Envelope Capacity:



East view

Proposed Courtyard/Forecourt		Existing Building	
Service/Pedestrian Walkway		Proposed Envelope	

## Proposed Building Envelope:

Proposed Envelope:	12,228 gsm
Discounted Envelope:	10,394 gsm
Maximum Height:	23 m

## Use Assumptions:

Demolition of the Crossroads portion of the Student Centre; two distinct structures with possible lower level link.

## SITE 4: Kaneff Building expansion



*Inner Circle Road transit hub in front of the Kaneff Building*



*Kaneff Building north entry off Five-minute Walk*

### Site 4 Context:

The Kaneff Building is home to the Economics, Management, and Political Studies programs, including the professional Master of Management and Professional Accounting (MMPA) and Master of Management and Innovation (MMI) programs. These programs have expressed a desire for expansion, and have acquired space elsewhere on campus as a temporary measure.

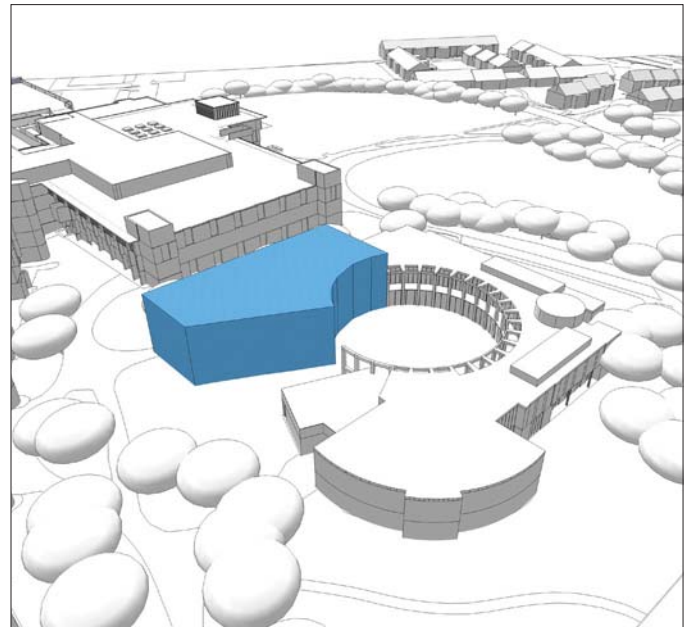
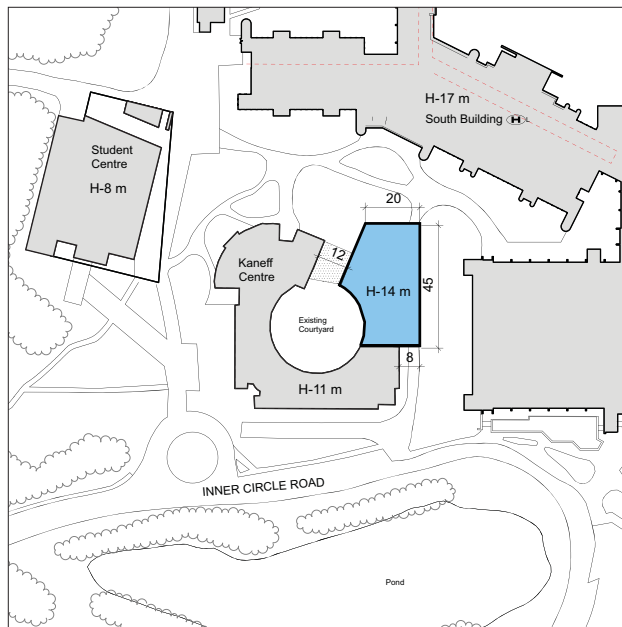
The Kaneff Building is relatively low in scale and situated at the centre of campus, with minimal room for growth. While earlier versions of the development envelope connect Kaneff to the Davis Building, it was determined that relief between the buildings should be maintained. This decision was made to preserve the pedestrian through-connection to the bus stop, as well the visual integrity of two distinct architectural styles. Further, expansion between the two buildings would perpetuate the ‘megastructure’ approach of the original master plan, contrary to the recent approach of increased engagement between interior and exterior environments.

Provision has been made, however, to allow a future link between the Davis Building’s third floor and Site 4’s upper level.

The proposed envelope picks up on the circular inner courtyard. However, it stops short of completing it in order to preserve public access to the space.

Running the length of the main transit stop on campus, Kaneff serves as a backdrop to a highly active student hub. A future proposal for this site may include a somewhat more student-service oriented function along this edge.

## Proposed Envelope Capacity:



Southeast view

Proposed Courtyard/Forecourt		Existing Building	
Service/Pedestrian Walkway		Proposed Envelope	

## Proposed Building Envelope:

Proposed Envelope:	3,183 gsm
Discounted Envelope:	2,706 gsm
Maximum Height:	14 m

## Use Assumptions:

Floor-to-floor levels will align with existing levels in the Kaneff Building.

## SITE 5: Davis Building entry and tower addition



*Inner Circle Road in front of the Davis Building main entrance*

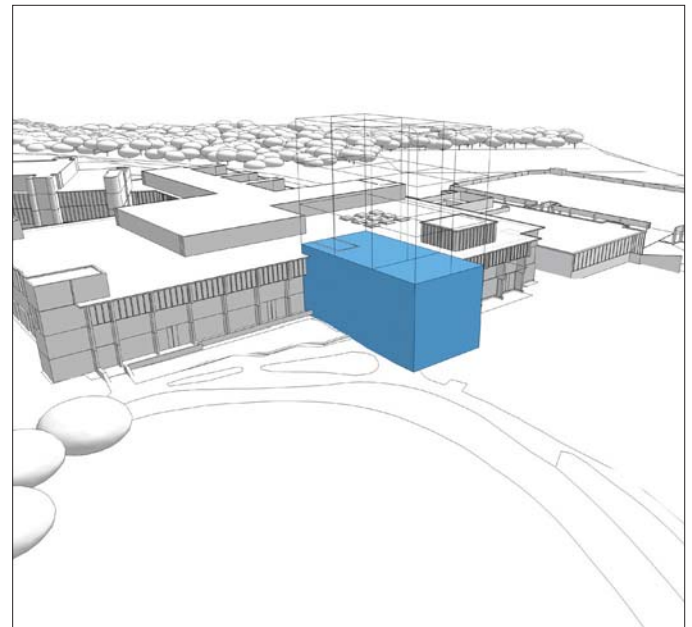
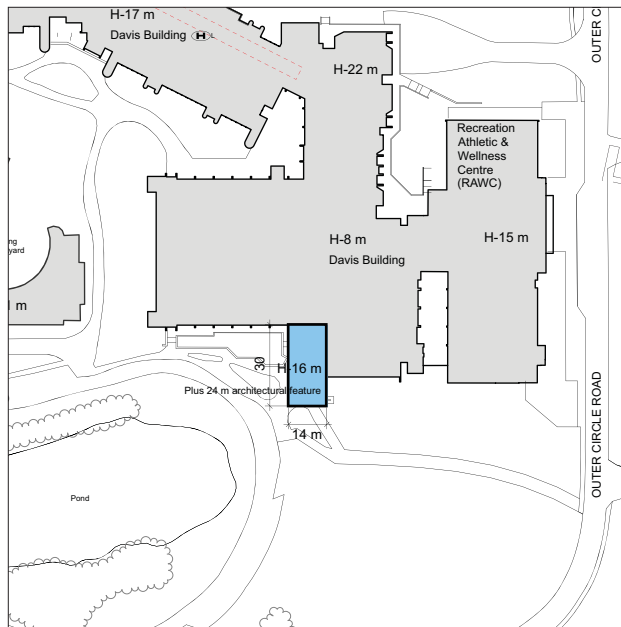
### **Site 5 Context:**

Site 5 is prominently located at the Davis Building main entrance off Inner Circle Road. This vehicle loop serves as the campus' main shuttle and transit hub; and as a pick-up/drop-off location for students and staff. One of the main opportunities presented by Site 6 is to create a landmark that would significantly enhance the sense of entry, or 'front door' to the campus. While the current front entry to the Davis Building is intended to achieve this, prominence of the recently constructed Recreation, Wellness and Athletic Centre (RAWC), and alignment of a new entrance road, has confused what was a clear, sequenced approach at the time it was conceived.

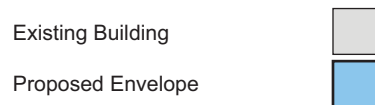
A structure could take the form of double-height entry vestibule topped by an architectural element. Such a landmark would be visible from other parts of campus, including the vehicle approach at the intersection of the new entrance road and Outer Circle Road.

Development on this site would likely occur in conjunction with that of the student plaza, including expansion of the Meeting Place. Offering food services, some retail, and seating areas, the Meeting Place is currently a prime social gathering place for UTM's students. Development could also contribute to a larger improvement plan for the transit and passenger pick-up waiting areas.

## Proposed Envelope Capacity:



Northeast view



## Proposed Building Envelope:

Proposed Envelope:	420 gsm	
Discounted Envelope:	357 gsm	
Maximum Height:	16 m	(40 m including architectural element)

## Use Assumptions:

Calculations assume a one-storey high volume space.

Wireframe structure shown in 3D rendering identifies an architectural element, on top of the habitable enclosed space.



## SITE 6: Davis Building student plaza expansion



*South facade of the Davis Building and the Recreation, Athletic and Wellness Centre; topography slopes to Outer Circle Road*



*East facade of the Recreation, Athletic and Wellness Centre at Outer Circle Road*

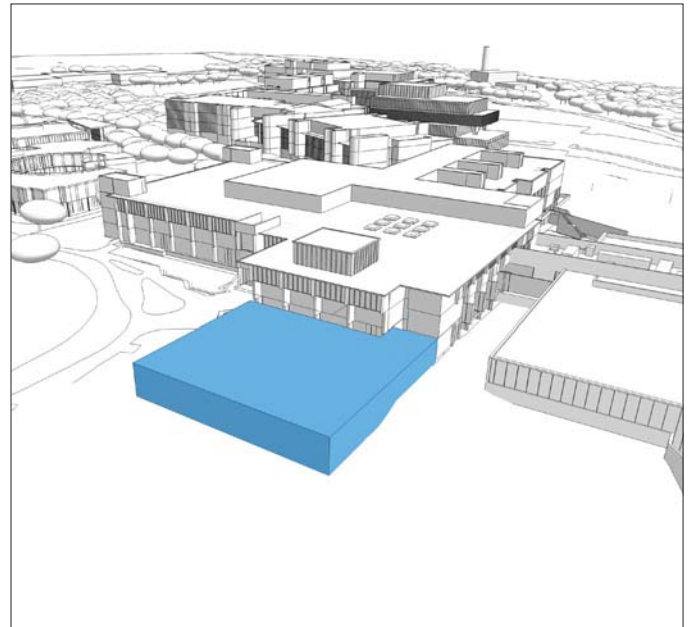
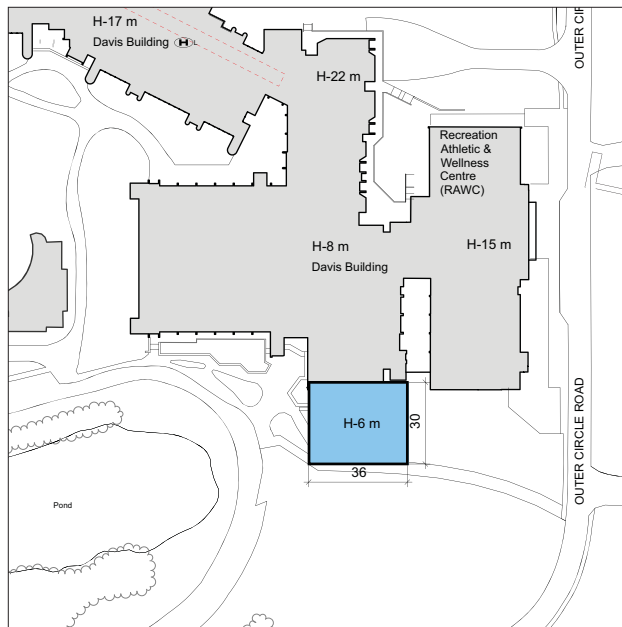
### **Site 6 Context:**

The expansion of the Meeting Place on Site 6 is anticipated to be the final phase of the Davis Building student plaza expansion. It would provide the opportunity to make visible a vibrant student hub, thereby complementing Site 5's development as a prominent front door to the campus.

The Meeting Place acts as the principal entrance to UTM's complex of buildings and has traditionally served not only as a campus gateway, but as a prime social gathering place for UTM's students. The plaza, including Site 6 expansion, is intended to serve as a desirable destination for students seeking services, food, and a space for study and relaxation. Adding further amenity, the site offers views on three sides: to the front campus green, two ponds, and greenbelt beyond.

From the perspectives of campus arrival and proximity to campus centre, Site 6 is the most prominent location on campus. Located between Inner Circle and Outer Circle Roads, at the intersection with the new entry road, the proposed building form would be visible on entry from both the south and central vehicular entrances. Its adjacency to the campus' main pick-up/drop-off area and transit hub reinforces the benefit of the proposed development in this location.

## Proposed Envelope Capacity:



Northwest view

Existing Building



Proposed Envelope



## Proposed Building Envelope:

Proposed Envelope:	1,080 gsm
Discounted Envelope:	918 gsm
Maximum Height:	6 m

## Use Assumptions:

Calculations assume a double height space; assembly area is anticipated

### Development Context (south portion):

#### Site Conditions:

- This area of campus is highly populated, with heavy foot traffic.

#### Secondary Effects:

- Demolition of a small portion of the Kaneff Building is required to tie into existing building.
- Trees will be lost on development Site 3, and existing portable occupants will require relocation.

#### Parking:

- Proposed development in this area will have no impact on existing parking.

#### Servicing:

- Site 3 presents an opportunity to better locate and separate servicing from pedestrian traffic.
- A high level of service is required for Site 6, due to inclusion of food services.

#### Pedestrian Routes:

- These sites are located adjacent to the campus' main transit and drop-off area.

#### Height and Massing:

- Sensitivity toward the existing iconic Student Centre shaped the Site 3 building envelope.
- Height is important in defining Site 5 as a future front door to campus.
- Kaneff Centre should have finer scale massing and emphasize the continuation of existing form.

#### Open Space:

- Site 6 presents an opportunity for a green roof viewed, and potentially accessible, from the Council Chambers.
- Site 4's proposed envelope nearly completes enclosure of the Kaneff courtyard, while maintaining needed access.

#### Heritage:

- The Student Centre is a listed heritage 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*.
- Site 5 is an opportunity for more seamless integration of an accessibility ramp into the landscape and building design.



## Site Data (south portion):

### Existing Site Occupancy (above and below grade)

Building	Department	NASM	Gross
Kaneff Building	n/a	82	127
Student Centre	(Crossroads portion)		1,068
<b>TOTAL Site Area</b>			<b>1,195</b> to be demolished

### Area within Proposed Building Envelope (gsm)

#### Site 3

Discounted Envelope:	(above grade):	10,394
	(below grade):	3,575 (assumes 1 storey)
less Area to be Demolished:		1,068
Net Site Increase:		12,901 gsm

#### Site 4

Discounted Envelope:	(above grade):	2,706
	(below grade):	1,061 (assumes 1 storey)
less Area to be Demolished:		127
Net Site Increase:		3,640 gsm

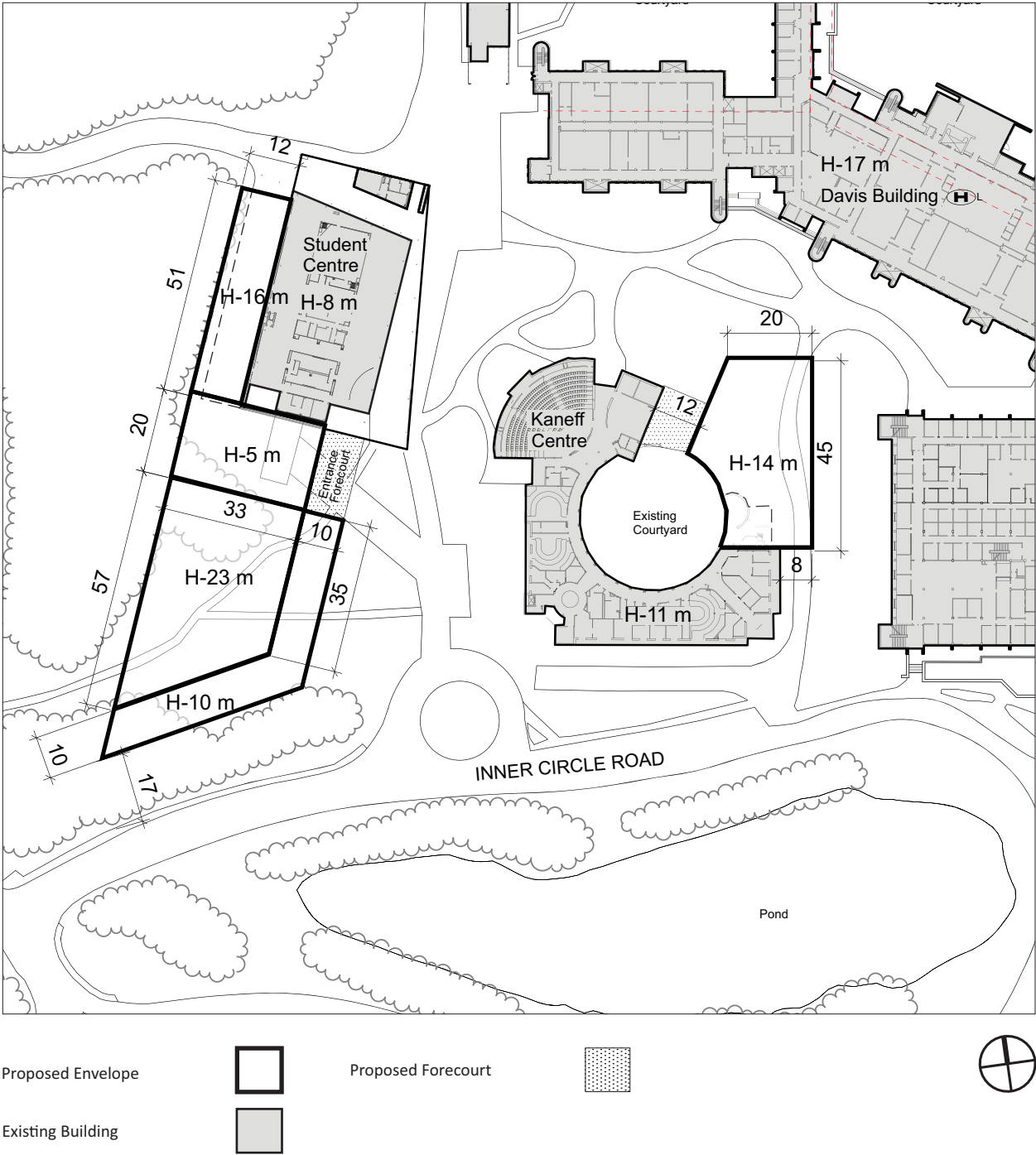
#### Site 5

Discounted Envelope:	(above grade):	357
	(below grade):	420 (assumes 1 storey)
less Area to be Demolished:		0
Net Site Increase:		777 gsm

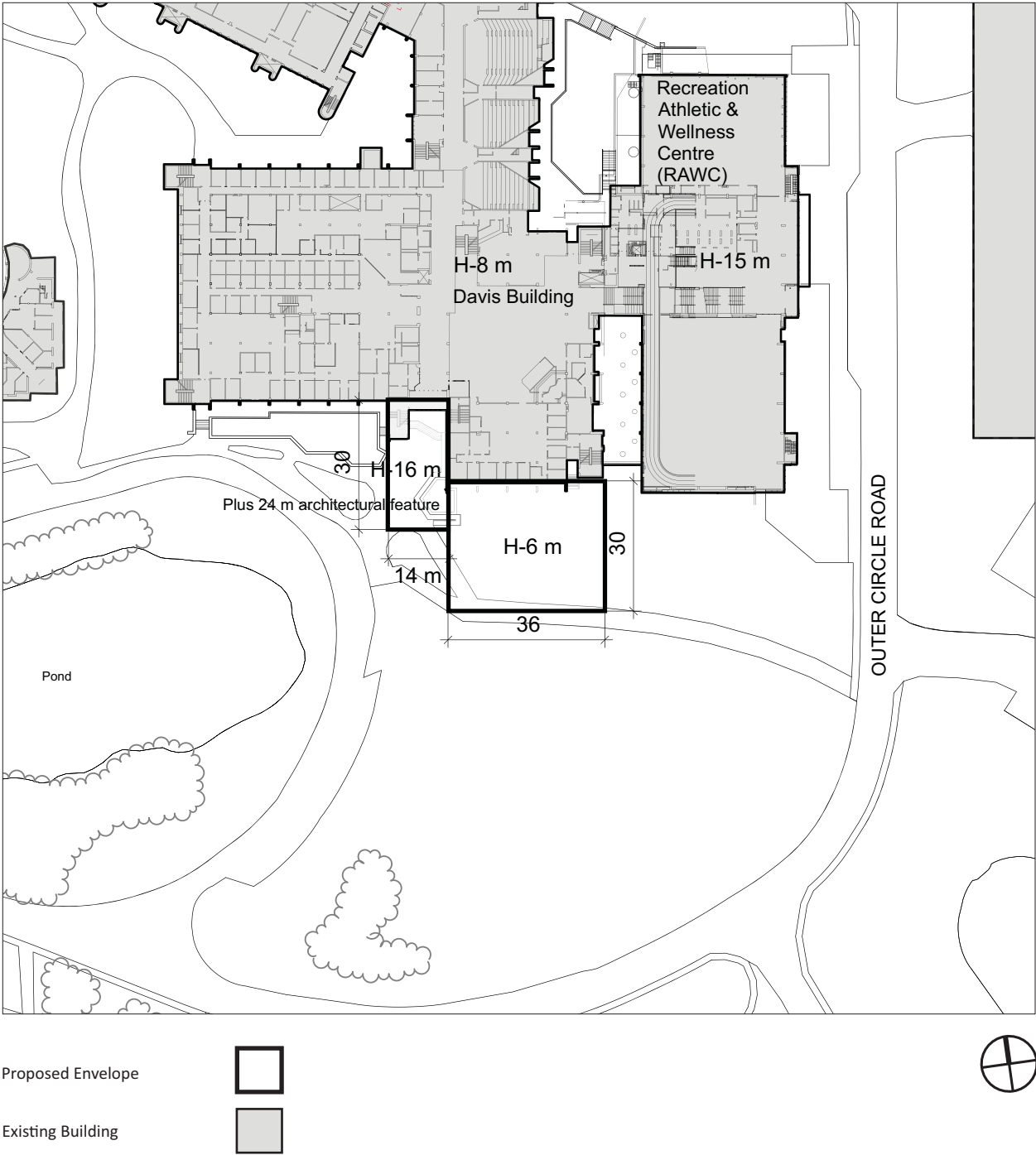
#### Site 6

Discounted Envelope:	(above grade):	918
	(below grade):	1,080 (assumes 1 storey)
less Area to be Demolished:		0
Net Site Increase:		1,998 gsm

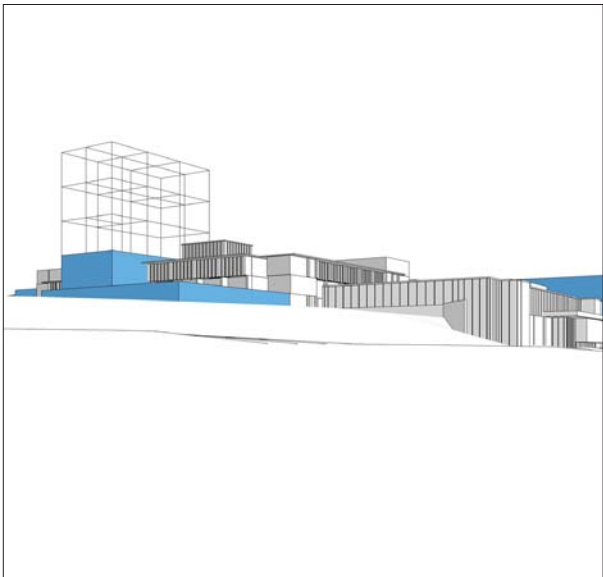
Context Plan with Site 3 and 4 Proposed Envelopes:



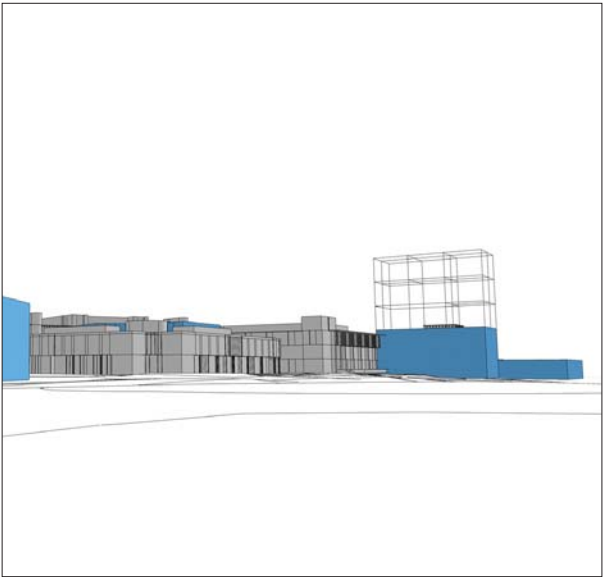
Context Plan with Site 5 and 6 Proposed Envelopes:



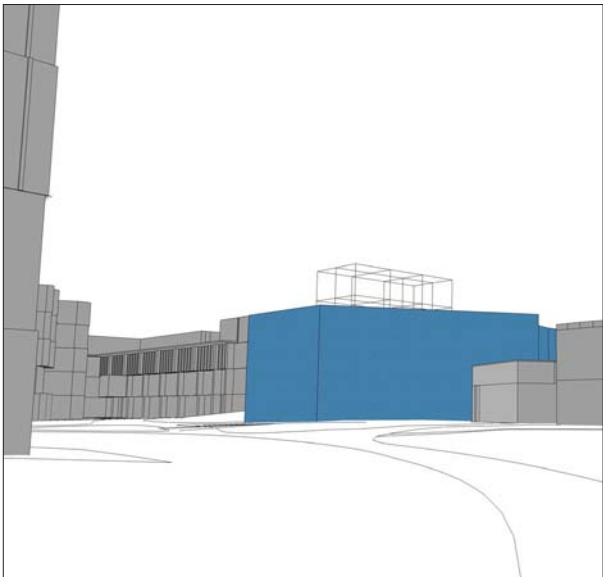
Additional 3D Views with Proposed Envelope (south portion):



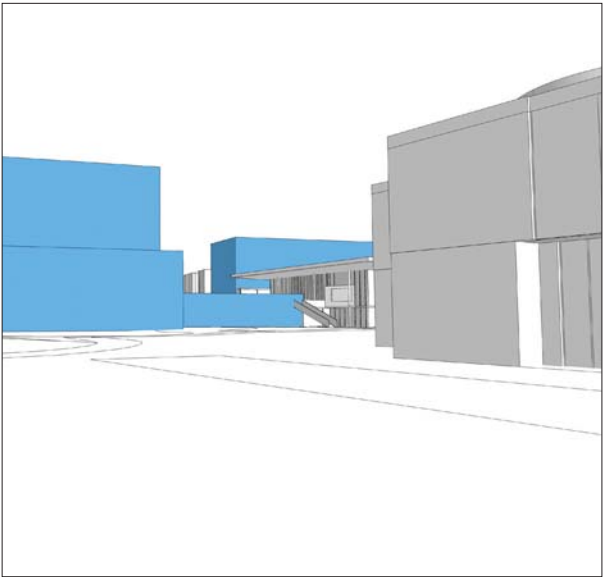
View northwest towards Sites 5 and 6 from stormwater pond



View east along Inner Circle Road

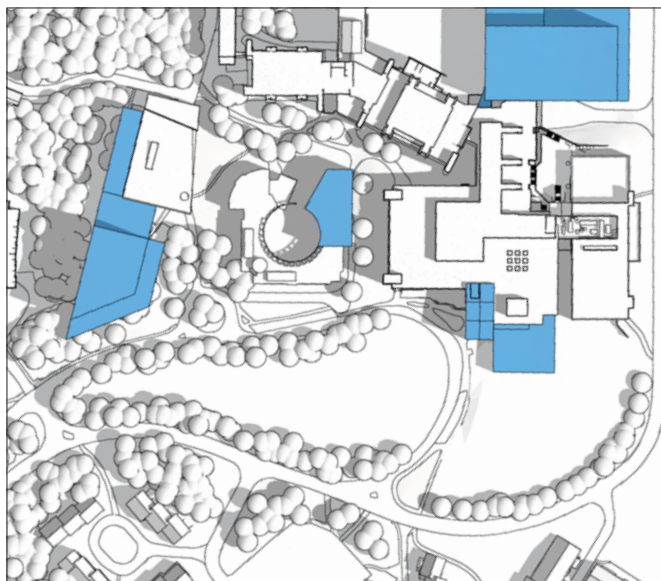


View along Five-minute Walk towards Site 4 and Davis Building beyond



View northwest towards Site 3 and Student Centre

**Shadow Study - September 21 (south portion):**



9 a.m.



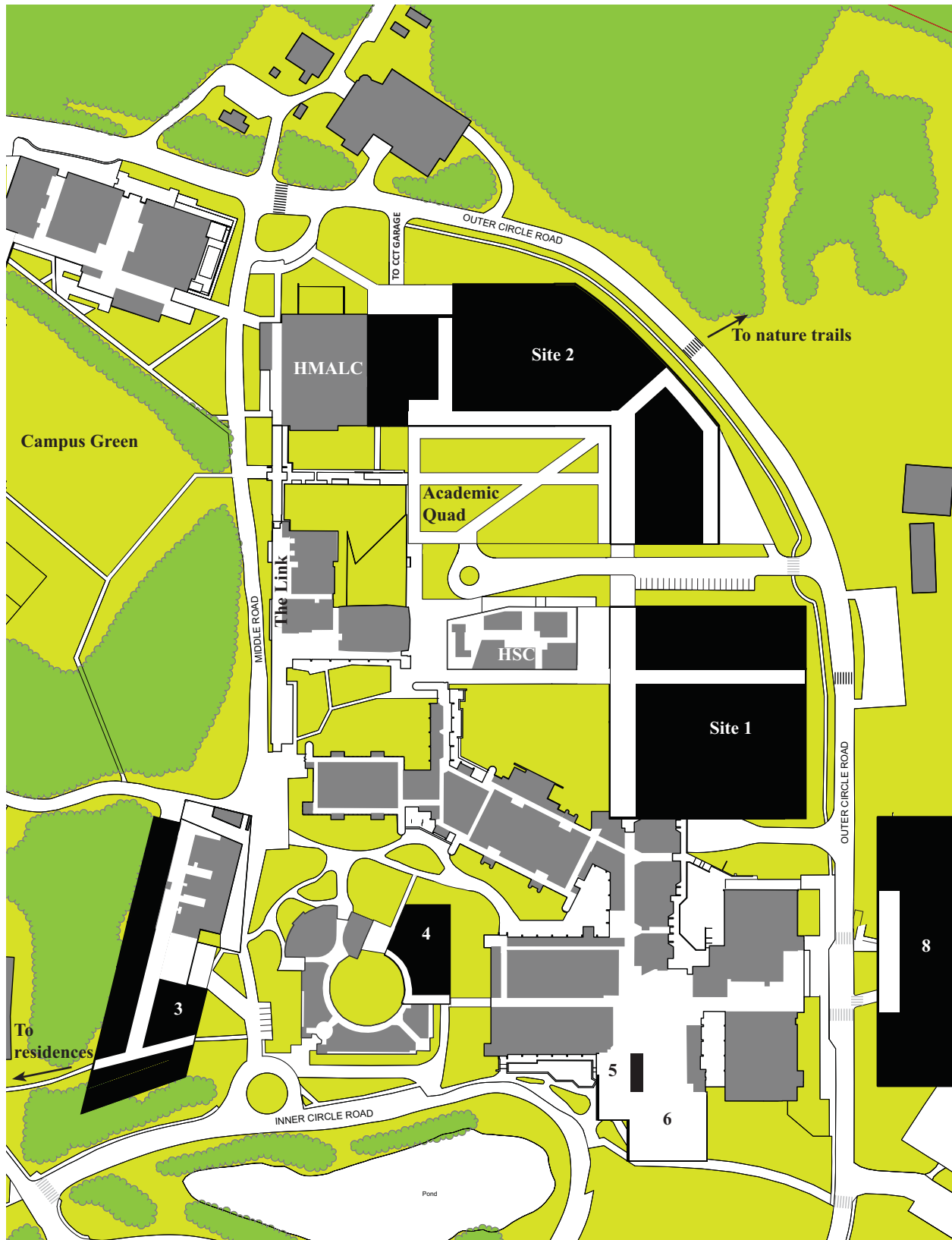
11 a.m.



1 p.m.



3 p.m.



South Campus Sector 'Nolli' plan

Nolli plans show all means of pedestrian passage: streets, laneways, pedestrian pathways and interior 'streets' indicate the fine-grain at which the pedestrian experiences the UTM campus ('Nolli' plan is an architectural parlance, after Giambattista Nolli's map depicting circulation through Rome in the 1700's).



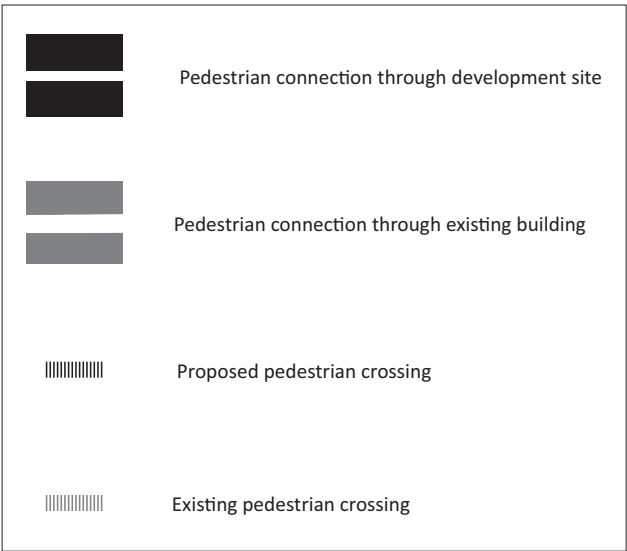
**Pedestrian Circulation Plan (Nolli) with Development Sites**

Development sites allow for expansion of University facilities within the campus boundaries, while also providing the opportunity to extend and build on the pedestrian scale environment with the addition of new open spaces and pedestrian level pathways. Shown in black, South Campus development sites allow for linkages indoors and out, as illustrated by this plan.

Evident with all the sites, and through the proposed Academic Quad, the proposed pedestrian network extends existing interior and exterior connections. Most notably, proposed development emphasizes the potential for a major thoroughfare, parallel to the CCT Link, between an enhanced front entry (Site 5) and extended Meeting Place (Site 6), north through Sites 1 and 2.

Safety where pedestrians and vehicles intersect is important to implementation of the plan:

- Site 2 indicates a possible connection to the trail system, which will require marked pedestrian crossing at Outer Circle Road, or bridging over the road.
- drop-off/pick-up points will be maintained, and potentially expanded, in front of the HMALC and the Health Sciences Complex (HSC).
- by relocating the CCT parking garage entrance closer to Outer Circle Road, the Academic Quad will, ideally, be a vehicle-free zone.







**Area Plan:**



Area plan with North Campus development site



Proposed new development in this sector includes the following:

Site 7                      North Campus expansion

## SITE 7: North Campus expansion



*View of North Building's west facade with entrance drop-off in foreground*



*North Building service entry at the south of the site*

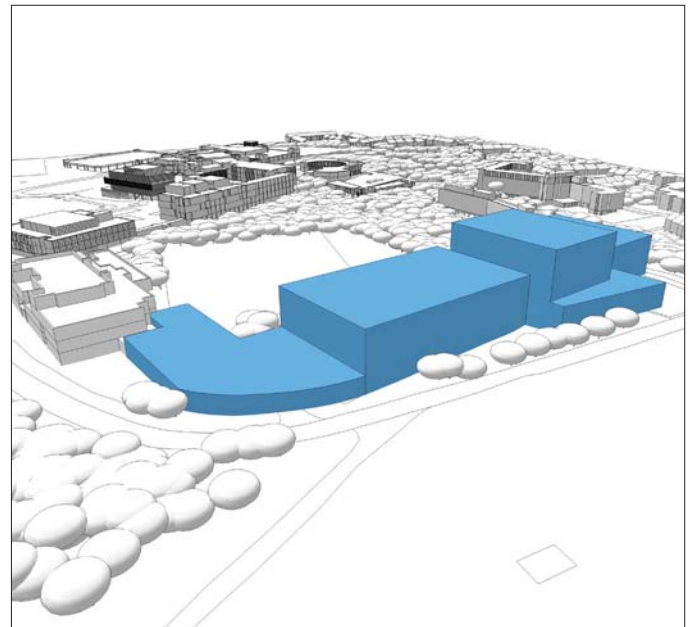
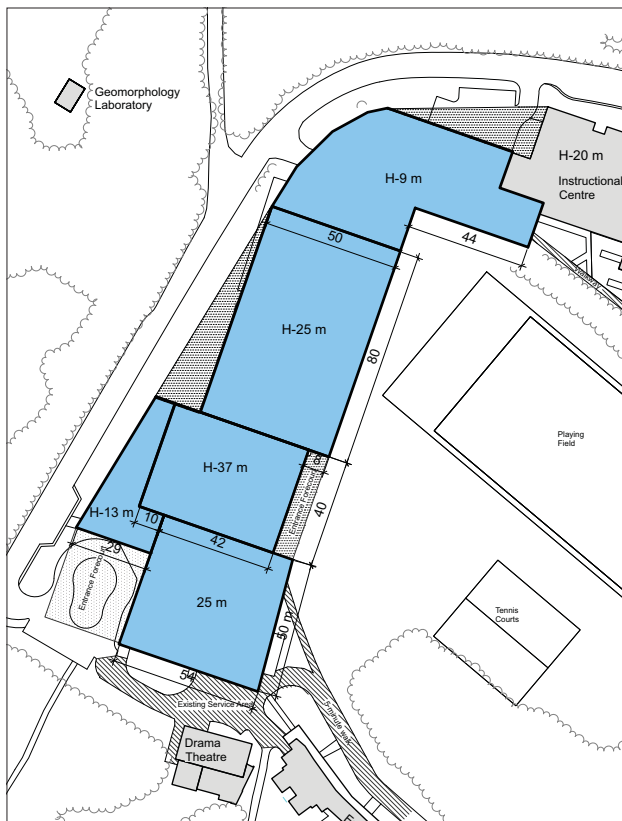
### **Site 7 Context:**

Site 7 is the current location of the North Building and parking Lot 1. The building, constructed more than 40 years ago as a temporary structure, does not meet current and projected space needs for Humanities. Furthermore, the scale, proportions and materiality of the North Building no longer fit the context of a campus, which has matured substantially over the last decade.

The site is located between the western-most portion of Outer Circle Road, one level above the main campus, and the proposed Campus Green. The current low-slung 2-storey structure lacks a sense of arrival or destination from both the Five-minute Walk approach, and the main road. The proposed north expansion presents an opportunity to anchor this end of campus. Full development of the site will complete the pedestrian connection between the Five-minute Walk and the new Instructional Centre.

The proposed envelope is configured to accommodate the likelihood of phased demolition of the North Building, and construction of a series of projects over time. Development of Site 7 will eventually involve the demolition of parking Lot 1 and thereby require that the 115 existing parking spaces be relocated elsewhere on campus or incorporated into development.

## Proposed Envelope Capacity:



View southeast toward Site 7



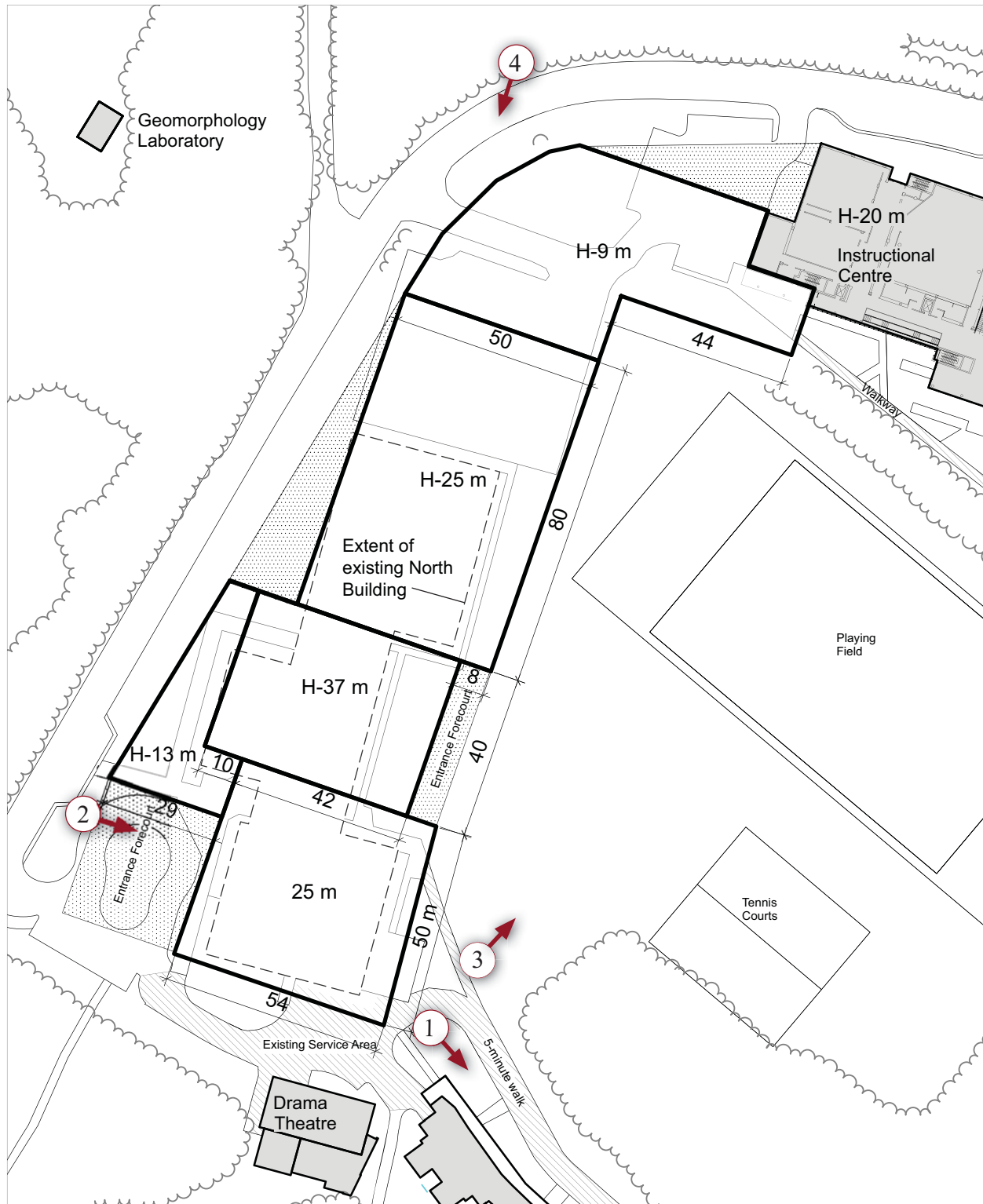
## Proposed Envelope:

Proposed Envelope:	68,034 gsm
Discounted Envelope:	57,829 gsm
Maximum Height:	37 m

## Use Assumptions:

Heights are taken from the elevation at Campus Green, approximately one storey below Outer Circle Road. The proposed envelope accounts for phased demolition of the North Building, and phased construction.

## SITE 7: North Campus expansion



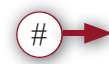
Proposed Envelope



Proposed Forecourt



Photo marker



Existing Building



Existing Service Lane and/or Pedestrian Walkway





**Site Photos:**



*View from North Building service lane to the Five-minute Walk and Erindale Hall*



*Drop-off loop in front of North Building*



*View of athletic field (future Campus Green) and Instructional Centre under construction*



*View from Outer Circle Road toward parking Lot 1 and the North Building*



## SITE 7: North Campus expansion

### Development Context:

#### Secondary Effects:

- The proposal calls for demolition of the North Building.

#### Parking:

- There are 115 parking spaces on this site, most of which will be impacted by development.
- Opportunities to incorporate parking into future Site 7 development should be considered.

#### Servicing:

- The site can be served directly from Outer Circle Road at any point. Given the vastness of the site footprint and potential area, more than one service entry may be desirable.
- Connecting to, and expanding, the Instructional Centre Shipping & Receiving area should be considered.

#### Pedestrian Routes:

- A building or series of buildings on this site should locate main entrances based on future pedestrian paths of travel across the Campus Green, in addition to the existing Five-minute Walk.
- The new buildings should link to the Instructional Centre's main pedestrian thoroughfare. Similar to the CCT Link, interior connections should be transparent where possible to provide views to the outside, and animate the building at grade.

#### Height and Massing:

- The proposed envelope anticipates large volume spaces such as theatres, classrooms, assembly space.
- A 9-storey tower visually anchors the proposed volume; it allows potential efficiencies for stacked construction of repetitive modules such as offices and labs.
- Stepping down to a maximum of 6 storeys respects the height and scale of adjacent Erindale Hall.

#### Open Space:

- New construction will view, and frame the edge of, the future Campus Green.

#### 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*.

**Site Data:**

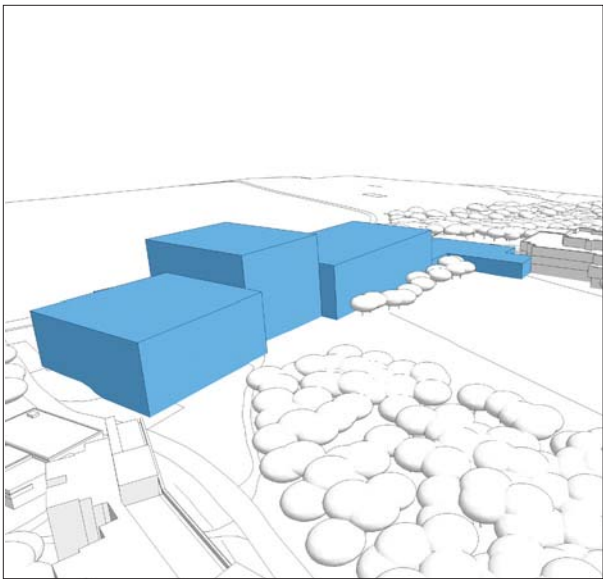
**Existing Site Occupancy** (above and below grade)

<b>Building</b>	<b>Department</b>	<b>NASM</b>	<b>Gross</b>
North Building	AccessAbility Resource Centre	47	
	Anthropology	901	
	Business Services	12	
	Campus Infrastructure & Facilities	279	
	Computing Services	38	
	English & Drama	693	
	Food Services	490	
	French, German, Italian	442	
	Historical Studies	571	
	Human Resources	119	
	Microelectronics	27	
	Philosophy	263	
	Registrar	1995	
	Student Organizations	29	
	Unallocated Space	58	
	Utilities & Grounds	19	
	VP Academic	358	
	VP Research	14	
<b>TOTAL Site Area</b>		<b>6,356</b>	<b>9,467</b> to be demolished

**Proposed Area (gsm)**

Discounted Envelope:	(above grade):	57,829
	(below grade):	12,651 (assumes 1 storey)
less Area to be Demolished:		9,467
Net Site Increase:		61,013 gsm

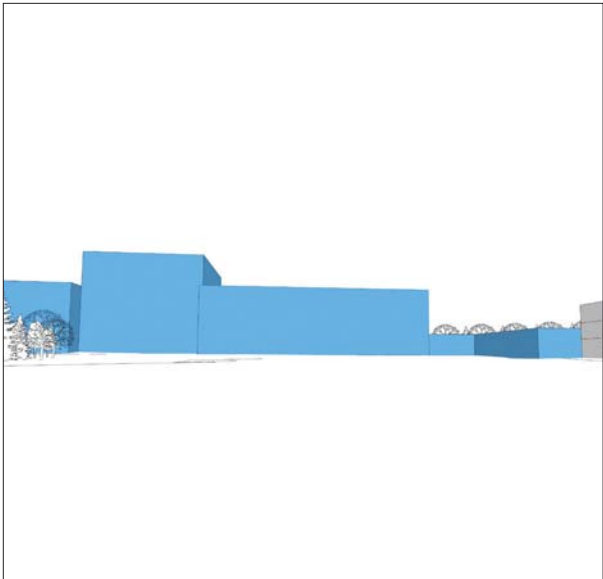
Additional 3D Views (Potential Envelope):



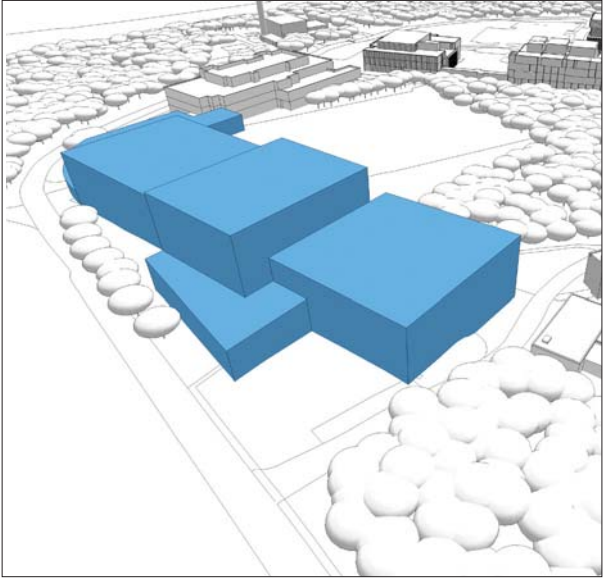
View toward northwest



View along Five-minute Walk

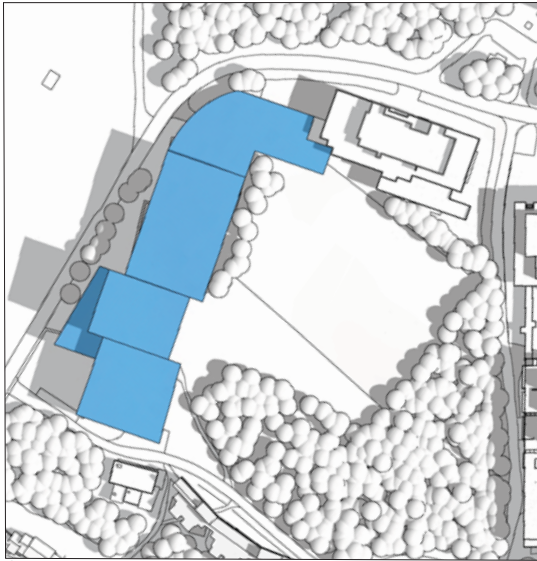


View from Campus Green

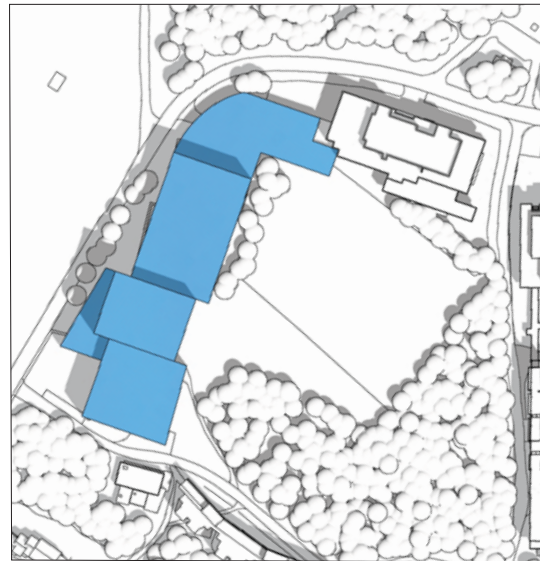


View toward northeast

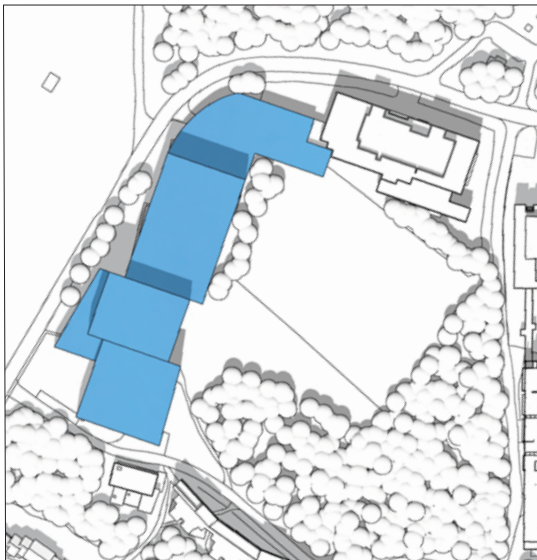
**Shadow Study (September 21):**



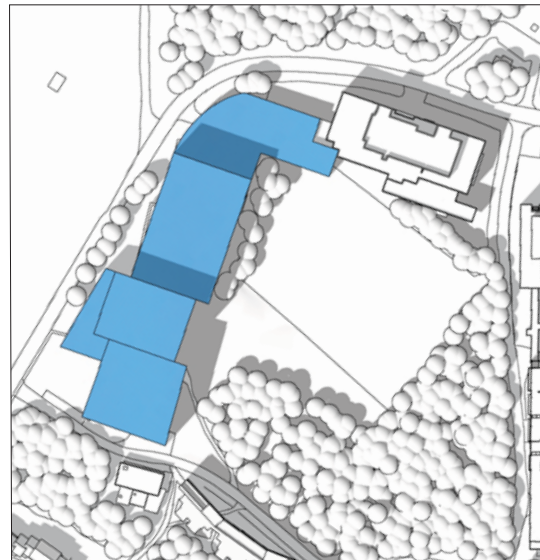
9 a.m.



11 a.m.

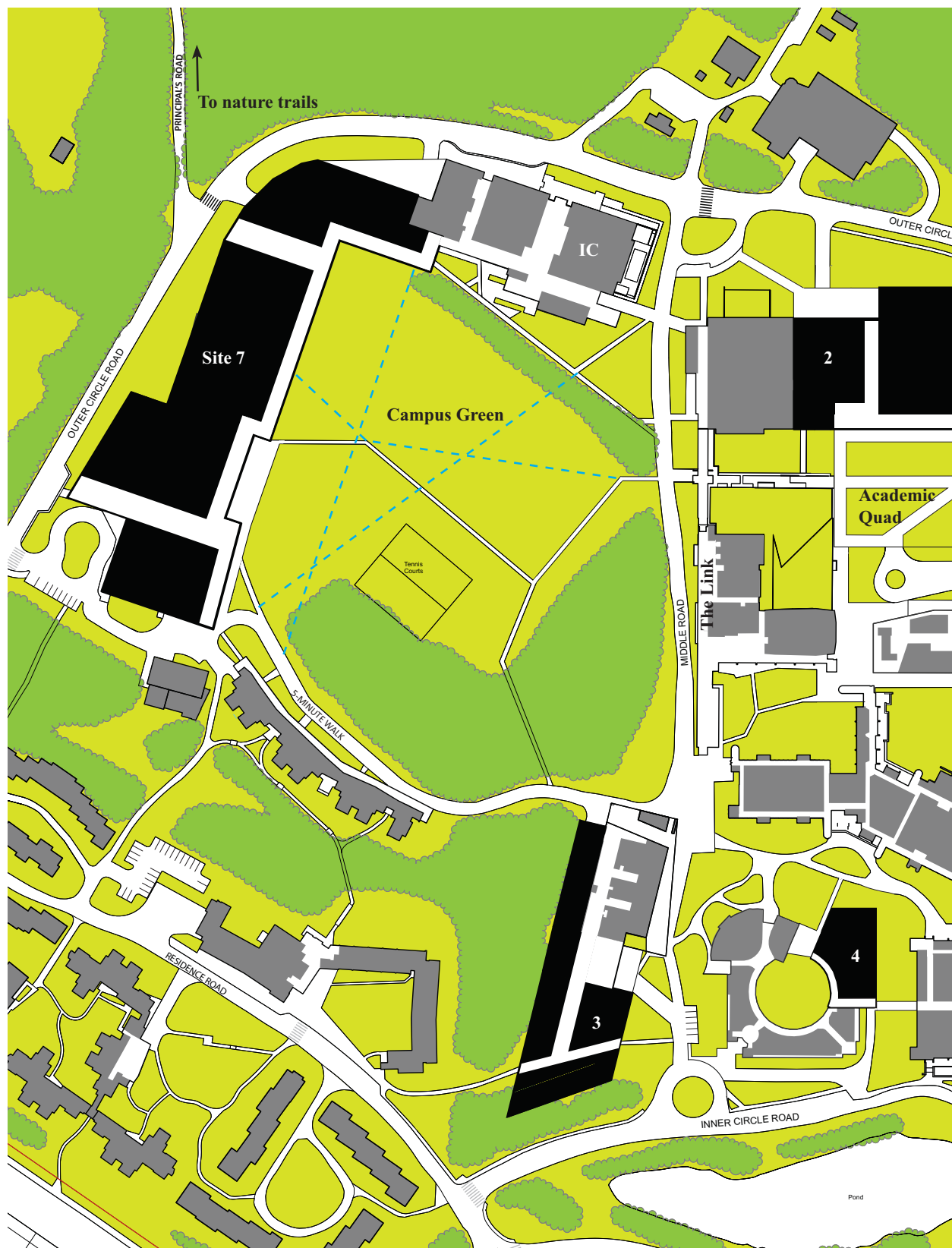


1 p.m.



3 p.m.

## North Campus Sector Summary



North Campus Sector 'Nolli' plan

Nolli plans show all means of pedestrian passage: streets, laneways, pedestrian pathways and interior 'streets' indicate the fine-grain at which the pedestrian experiences the UTM campus ('Nolli' plan is an architectural parlance, after Giambattista Nolli's map depicting circulation through Rome in the 1700's).



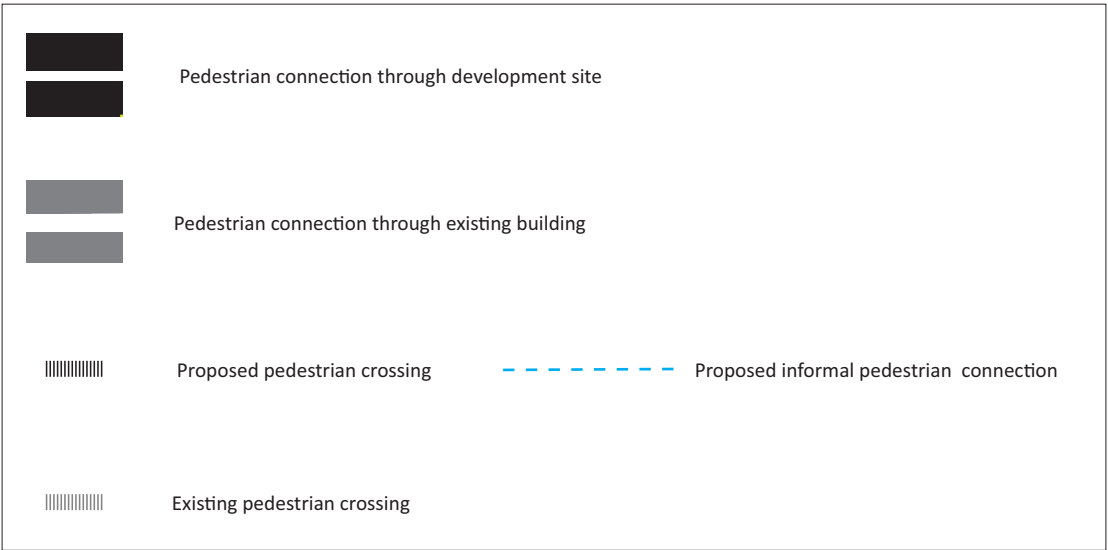
**Pedestrian Circulation Plan (Nolli) with Development Sites**

Development sites allow for expansion of University facilities within the campus boundaries, while also providing the opportunity to extend and enhance the pedestrian scale environment with the addition of new open spaces and pedestrian level pathways. Shown in black, development sites allow for linkages indoors and out, as illustrated by this plan.

The Instructional Centre (IC) plays a significant role at the campus planning level as it will define one edge of a large campus green, approximately equal in size to the Front Campus on the St. George Campus. A ‘Campus Green’ proposed in the current location of the north athletic field could instead become a multi-use outdoor space. The plan opposite identifies potential informal pathways across the green, as well as recently constructed paved paths. Both in terms of size and location, this open space offers potential for a multi-use gathering space, especially with the redevelopment of the North Building (Site 7). Uses could include informal gathering, student study and recreation, and could be activated by functions such as community events, alumni gatherings, convocation (now held at St. George), movies, reception, fairs, orientation, conferences etc.

Connections through proposed Site 7 emphasize:

- the continuation of the interior corridor through the newly constructed Instructional Centre;
- an interior connection facing the Campus Green, similar to the CCT Link;
- a prominent connection between a drop-off/pick-up point and UTM Shuttle stop along Outer Circle Road and the inner campus; and
- a second prominent connection to Principal’s Road, which leads to the Paleomagnetism Lab, Forensics research area, Weather Station, Artist’s Cottage, the Principal’s Residence, and ultimately to the trails beyond. Improving safety by providing a pedestrian crossing in this location is critical, particularly in conjunction with new development.







View toward athletic fields and Credit River Valley beyond; (left) view looking north along Outer Circle Road in front of the RAWC

### Site 8 Context:

The athletics and parking sector of campus includes green open space, parking, and a stormwater pond at the southern end. This sector is at the lowest point on campus, approximately half a storey below Outer Circle Road. Views beyond to the Credit River Valley are significant.

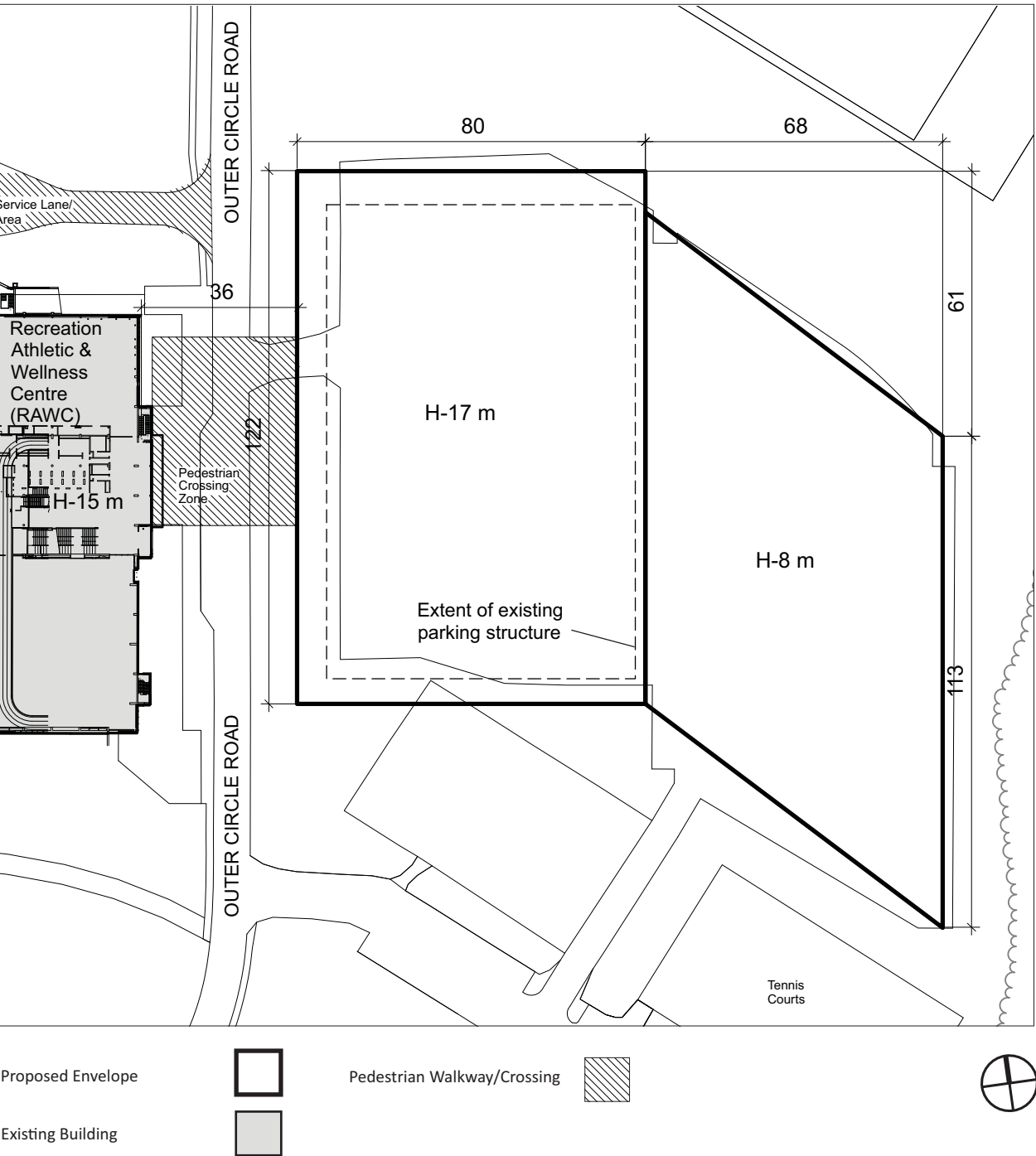
Outdoor athletic space, including the South Field and the Old Field, account for the northern portion (approximately half) of the site. Athletic uses have previously been identified and approved for the Old Field area. This Plan does not supercede prior approvals.

The only development for the sector, proposed in this Master Plan is Site 8. The building envelope is large in scale, roughly the footprint of existing parking Lot 8, which includes a new parking deck. The envelope's massing and setback from Outer Circle Road considers the relationship to the Recreation, Athletics and Wellness Centre (RAWC) directly across.

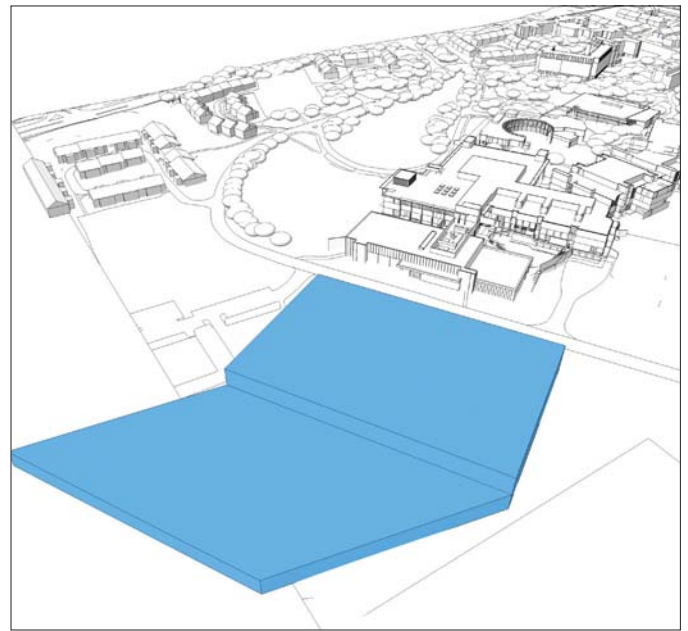
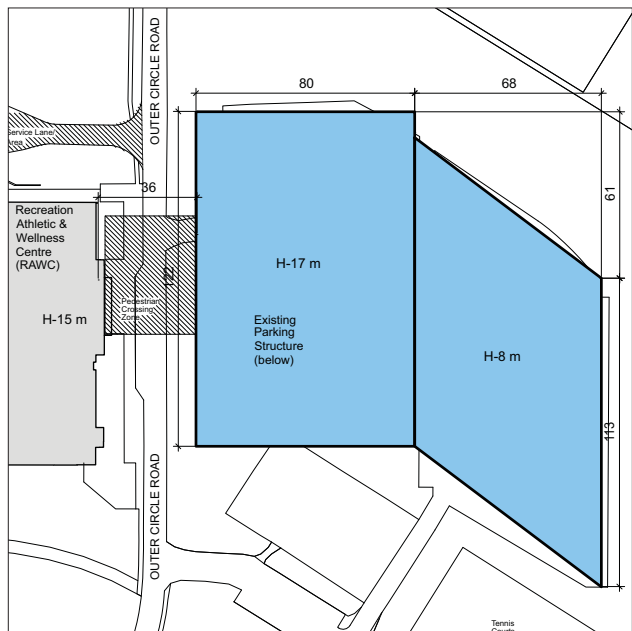
The site provides additional height and the opportunity to intensify activity along Outer Circle Road. The envelope has been sized to accommodate large program areas typical of athletic space and parking structures and will preserve and expand the 821 existing parking spaces. However, while parking may remain at the lowest levels, a more active program should be considered for floors above, particularly at the street edge. In addition to athletics, this may include study space, food services, retail, and main thoroughfares. Referring back to the 1972 Erindale College Master Plan (referenced under Opportunities & Challenges: Housing), this site also maintains potential for residence expansion.

Development should also include streetscape improvements along Outer Circle Road picking up on the vocabulary of trees, planting, paving and furnishings in front of the RAWC, and traffic calming such as pavers demarcating a pedestrian zone across the road.

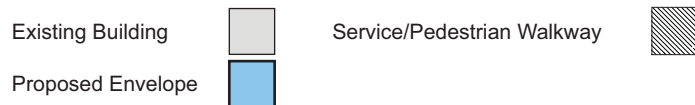
Context Plan with Proposed Envelope:



## Proposed Envelope Capacity:



West view



## Proposed Building Envelope:

Proposed Envelope:	31,382 gsm
Discounted Envelope:	26,675 gsm
Maximum Height:	20 m

## Use Assumptions:

Heights are taken from grade at existing parking Lot 8, approximately half a storey below Outer Circle Road; calculations subtract the area of the parking deck.



### Development Context:

#### Site Conditions:

- The site is parking Lot 8, which includes a parking deck constructed in 2011.

#### Secondary Effects:

- Development on this site will affect parking either temporarily, or over the long term.
- A new proposal may include building over the parking deck.

#### Parking:

- There are 821 existing parking spaces on this site, including the deck.
- Site development is expected to preserve, and expand, the number of existing parking spaces generated by future campus expansion.

#### Servicing:

- The site is accessed directly off the Outer Circle Road.

#### Pedestrian Routes:

- Safe, well-marked crossing at Outer Circle Road will continue to be a high-priority, as programmed space increases on this site.
- Pedestrians will continue to use the RAWC as a main entry point, and through connection to academic and residential buildings on campus.

#### Height and Massing:

- Site 8 provides height, and intensification, at Outer Circle Road. Its massing responds to the RAWC across the street and offers potential for active building program at the street edge, while concealing parking below.
- Height drops down from 4 storeys to 2 storeys closer to the Credit River embankment.
- Floor plates have been sized to reflect potentially large program areas that could integrate athletics and parking.

#### Open Space:

- The Site 8 footprint is roughly aligned with parking Lot 8. Existing open space remains in this proposal.

#### 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*.



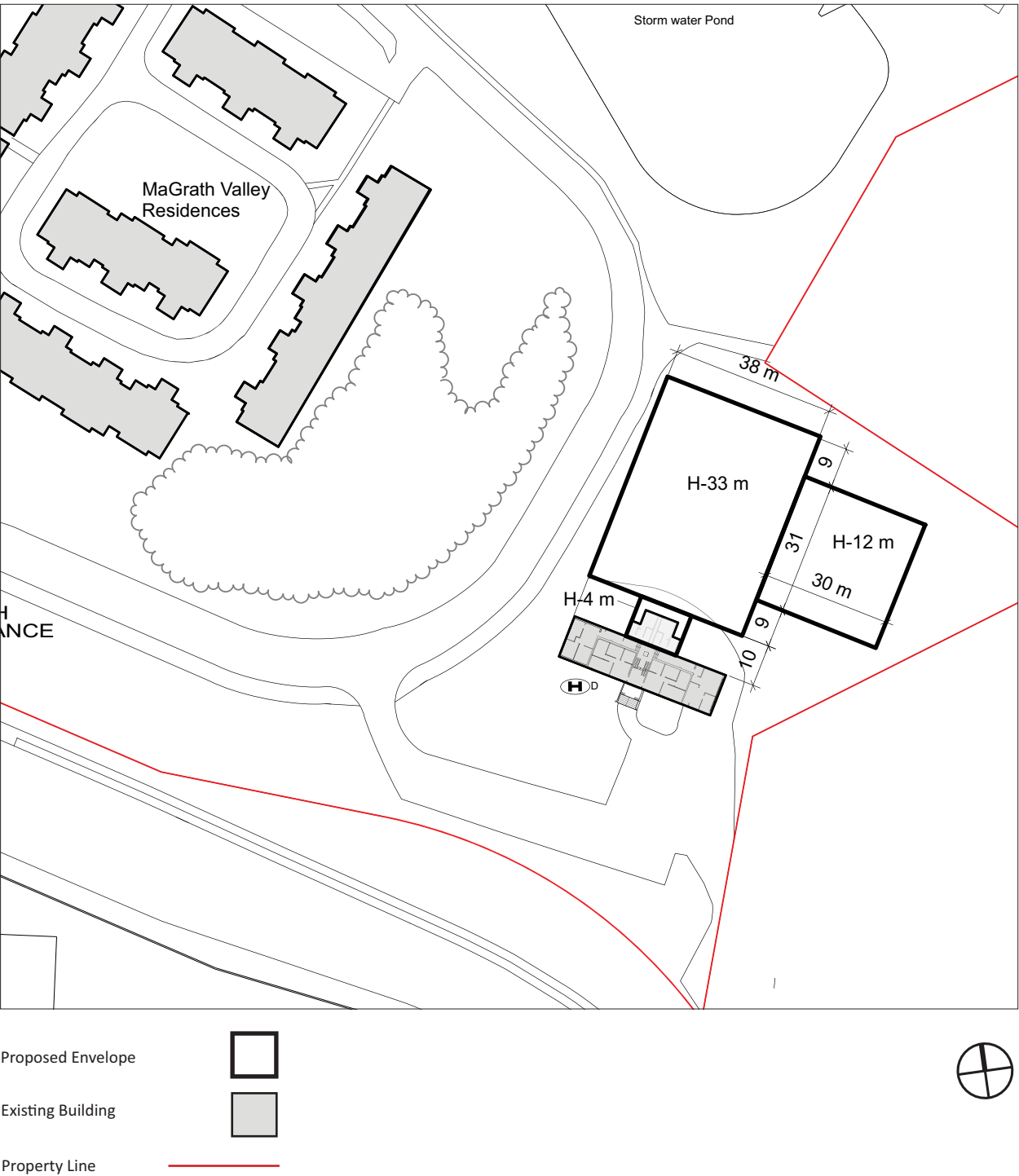
*Views of the Alumni House, and toward Mississauga Road from the site*

### Site 9 Context:

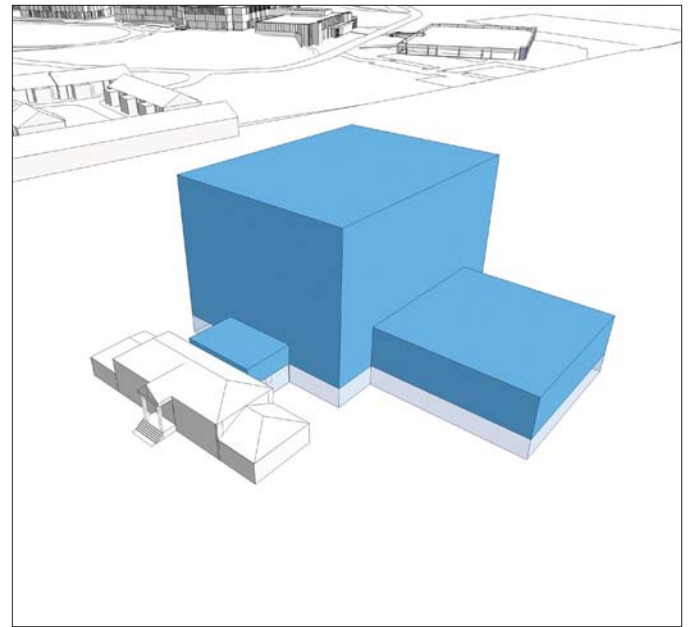
The Alumni House site is different from other development areas identified in this Master Plan. It is the only site that includes a designated heritage structure; is visible from Mississauga Road, and from the Collegeway; and is distant from the academic core of campus although it is within a five-minute walk of the Davis Building, and a ten-minute walk to the North Building. This is a gateway site, with a prominent public face. Its highly visible and easily accessible location suggests opportunity for a future program, which could serve a population beyond the campus. Potential compatible uses could include mixed-use commercial/residential, assembly space, and research incubators.

Preservation and respect for the Alumni House structure directed the shape and location of the building envelope to become an addition linked to the back of the building.

Context Plan with Proposed Envelope:



### Proposed Envelope Capacity:



North view

Existing Building

Proposed Envelope

Property Line

**Proposed Envelope:**

Proposed Envelope:	19,882 gsm
Discounted Envelope:	16,899 gsm
Maximum Height:	33 m

**Use Assumptions:**

The site elevation is between one and two storeys below the entry road to campus.

### Development Context:

#### Site Conditions:

- The development envelope connects to Alumni House, an existing heritage structure.
- The envelope will be partially below grade at two levels, as the site slopes between from the grade level at Alumni House to the Collegeway entry road.

#### Secondary Effects:

- Development will have minor implications to operations of the site.

#### Parking:

- A future need for parking will depend on program.

#### Servicing:

- The site is accessed directly off the Collegeway entry.

#### Pedestrian Routes:

- Walkway improvements to the closest academic buildings (Davis Building and RAWC) may occur in conjunction with development of this site, particularly if the new building is used by students.

#### Height and Massing:

- Height and massing was carefully considered relative to Alumni House, a heritage designated symmetrical structure.

#### Heritage:

- Alumni House, a heritage designated building, will remain.

#### 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*.