

ST. GEORGE 2040

UNIVERSITY OF TORONTO ST. GEORGE CAMPUS PLAN

PART 2

BUILT FORM

UNIVERSITY PLANNING | SUMMER 2026



UNIVERSITY OF
TORONTO

University Planning

University Planning, Design & Construction



The ground floor of the Leslie L. Dan Pharmacy Building. Photo by Eugen Sakhnenko.

ST. GEORGE 2040

PART 2: BUILT FORM

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Parts 2 and 3 are grounded in the framework established in Part 1 – articulated through the UTSG Campus Plan Vision, Guiding Priorities, Driving Values, and the Structure Plan – to advance campus evolution through a cohesive approach towards a connected campus.



1/ INTRODUCTION



Photo by Tom Arban

Part 2 establishes a framework for the ongoing physical development of the campus, identifying key University considerations for future development and capital projects – both at a campus-wide scale and within the varied areas of the Structure Plan.

This framework is not intended to be overly prescriptive, acknowledging the need to strike a fine balance between specificity and generality - towards developing guidance intended to remain relevant over the 10-15+ year horizon of the UTSG Campus Plan. It is designed to set out additional considerations in the planning of our campus development to continue the University's legacy in city building, heritage stewardship and design excellence, while responding to evolving University needs and priorities.

Part 2 highlights and celebrates capital projects constructed within the last 15 years, since the adoption of the 2011 University of Toronto St. George Campus Plan (2011 CMP), noting their contribution to campus life over time. With many underutilized sites having been the focus of development over past decades, including surface parking lots, locations appropriate for intensification and underperforming buildings at end of life, future site opportunities identified in the past not having yet moved into development are carried forward as potential sites for revitalization. Rather than a limited set of sites, these are presented while acknowledging that additional development opportunities will arise over time to advance the University's academic mission, enrich the student and community experience and strengthen the institution's leadership in sustainability and city building.

What We Heard

To ensure meaningful dialogue and input into the UTSG Campus Plan, Bousfields Inc. and Indigenous & Community Engagement (ICE Inc.) were engaged as experts in public and stakeholder engagement, to facilitate a robust outreach process, ensuring diverse voices were heard and considered towards a 2040 Campus Plan that reflects the interests, needs and aspirations of students, faculty and staff and the broader University community.

See **Stakeholder Engagement Report** included in Part 1: Appendix.

The engagement process yielded valuable feedback on lived campus experiences, as well as community priorities and challenges:

- **Campus Experiences** – Stakeholders identified favourite places that enrich social interaction and campus life, as well as areas that could benefit from future investment and improvement.
- **Development Opportunities and Challenges** – Input highlighted opportunities, priorities and constraints from campus-wide, building-specific, and physical environment perspectives.
- **Expression of Driving Values** – Feedback reflected on how the Campus Plan’s Driving Values are currently expressed and how they might be more fully embodied in future capital projects, public spaces and infrastructure improvements.

Stakeholder engagement highlighted key opportunities to shape the built form of the St. George Campus:

- **Conservation and integration of built heritage** was a consistent theme, with strong support for adaptive reuse, sensitive interventions and energy-efficient upgrades that both conserve historic value and meet future needs.
- **Sustainability** emerged as a key priority, with expectations that future development achieves high environmental standards through sustainable materials, advanced systems and innovative technologies.
- **New facilities and infrastructure** were identified as essential to enhancing campus life and supporting responsible growth, including expanded attainable student housing and additional academic, recreational and student support spaces.
- **Design excellence** was also emphasized. Stakeholders encouraged bold, innovative architecture that reflects UofT’s urban identity, alongside welcoming and inclusive buildings with transparent façades, active ground floors and strong street-level connections to foster vibrant, people-focused environments.





A Diverse Architectural Environment

The University of Toronto St. George Campus comprises more than 170 buildings across 73.5 hectares inclusive of streets, open spaces and landscapes.

As the institution enters its third century, its development history — reflected in the Secondary Plan Character Areas — reveals distinct waves of growth that provide lessons to guide a cohesive, strategic and contextual approach to future development.

The campus has evolved from its early 19th-century origins into one of Toronto’s most architecturally diverse institutional environments. Early development followed the **Oxbridge collegiate model**, with freestanding pavilions set within landscaped courtyards and expressed in Gothic Revival, Neo-Classical and Romanesque Revival styles, exemplified by **University College**. These buildings established a strong architectural identity rooted in academic tradition and landscape integration.

Late 19th- and early 20th-century expansion reinforced the quadrangle and courtyard typology. Buildings such as **Hart House** and **Trinity College** introduced Collegiate Gothic and Beaux-Arts influences, contributing to the richly textured stone architecture that defines the historic core.

Post-war growth marked a shift toward larger, programmatically complex facilities. Modernist buildings such as **McLennan Physical Laboratories** and **Robarts Library** introduced block-scale redevelopment, bold massing, concrete expression and expansive floorplates designed for laboratories, lecture halls and research functions. As academic programs expanded, new typologies — including science complexes, multi-purpose academic buildings and student residences — emerged, resulting in more varied materials, scales and spatial relationships.

Guided by the 1994 St. George Master Plan and the 1997 University of Toronto Secondary Plan, the 1990s and 2000s saw significant redevelopment and new construction across the campus, strengthening pedestrian connections while introducing new academic space, student amenities and contemporary architectural expression and design excellence. Notable examples include the **Bahen Centre for Information Technology**, **Woodsworth Residence**, the **Rotman School of Management Expansion**, the **Leslie Dan Pharmacy Building** and the **Donnelly Centre for Cellular & Biomolecular Research**.

Since 2011

Recent projects continue this evolution through contemporary design and adaptive reuse.

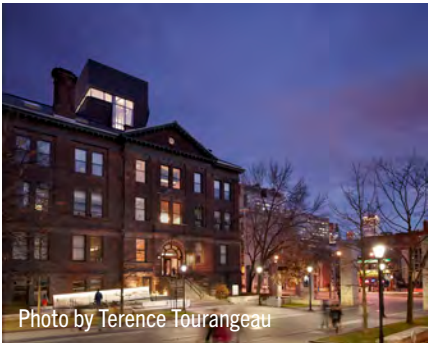
Since adoption of the St. George Campus Master Plan, over the past 15 years the campus has undergone substantial transformation. Numerous sites identified in the 1997 Secondary Plan and 2011 CMP – such as the Daniels Building at One Spadina Crescent, Myhal Centre for Engineering Innovation and Entrepreneurship, Goldring Centre for High Performance Sport, Robarts Common and Schwartz Reisman Innovation Campus West – have opened their doors, while others are in construction, such as Academic Wood Tower and

the Lash Miller Building Expansion. With additional site opportunities having emerged, including the Woodsworth Academic Building and Innis College Renewal and Expansion, together these projects reflect the **University’s commitment to city building**, design excellence and sustainability, while incrementally enhancing the campus environment and experience.

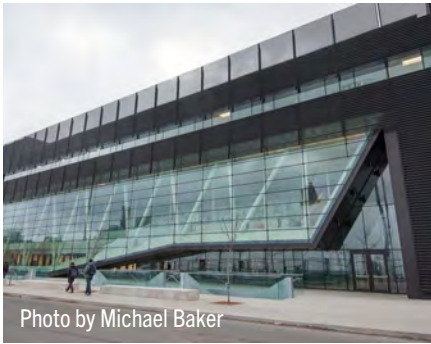
Today, the campus encompasses a broad spectrum of typologies, from historic collegiate quads to civic landmarks, modernist research complexes, residences and contemporary academic facilities.



IMAGE
Daniels Building at the University of Toronto,
St. George Campus. Photo by David Lee.



2011 | Lassonde Mining Innovation Suite



2014 | Goldring Centre for High Performance Sport



2018 | Jackman Institute of Child Study



2021 | Student Commons



2022 | University of Toronto Schools Renewal



2024 | FitzGerald Building Revitalization



2012 | Rotman School of Management Expansion



2016 | Jackman Law Building



2018 | John H. Daniels Faculty of Architecture, Landscape & Design



2021 | University College Revitalization



2023 | Schwartz Reisman Innovation Campus West



2024 | Landmark Project & Zibiing Indigenous Landscape



2012 | Munk School of Global Affairs at the Observatory



2018 | Myhal Centre for Engineering Innovation & Entrepreneurship



2020 | Single Family Dwelling & Laneway Infill Housing



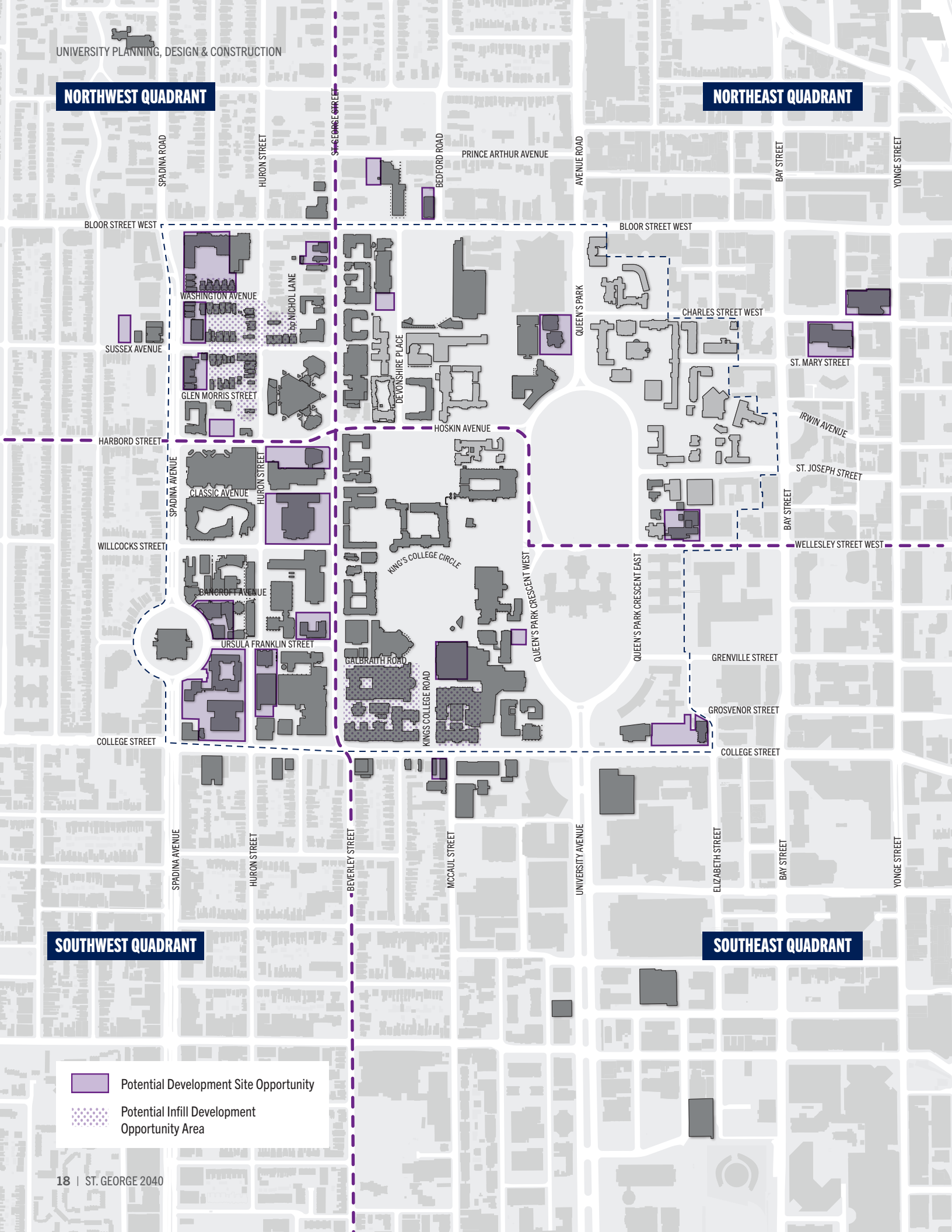
2022 | Robarts Common



2023 | Experiential Learning Commons



2025 | Oak House



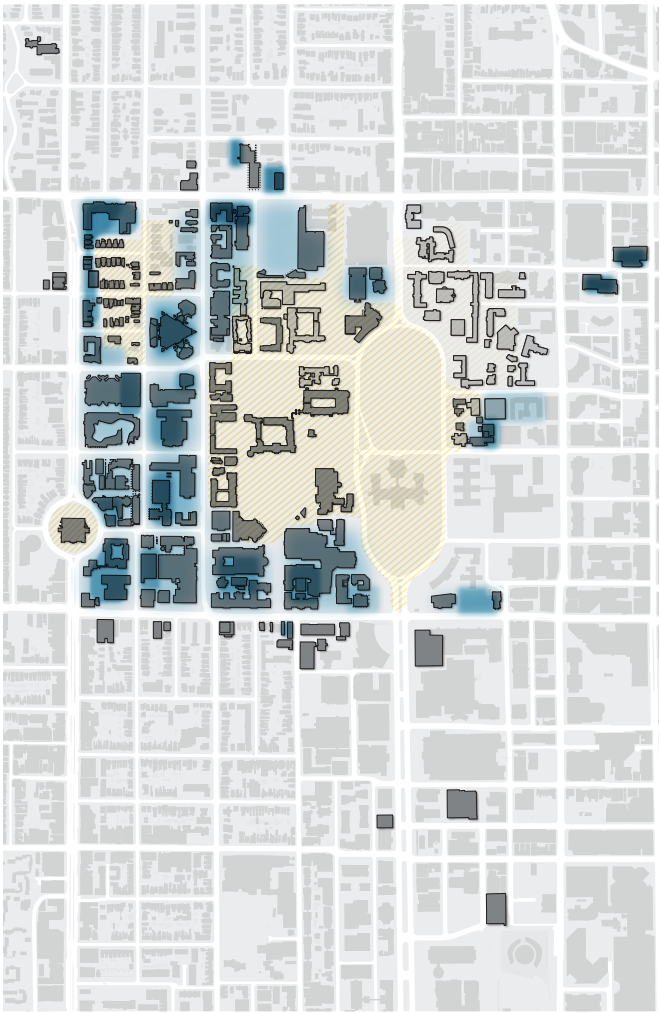
Future Site Opportunities

The UTSG Campus Plan identifies revitalization sites across the campus not yet materialized into capital projects, carried forward as potential site opportunities towards 2040.

These sites represent a range of existing conditions – including buildings nearing the end of their lifecycle, surface parking lots and underutilized sites. The Plan organizes the campus site opportunities across four quadrants – Southeast, Southwest, Northwest and Northeast – defined by the north-south axis of St. George Street and the east-west axis of Harbord Street and Hoskin Avenue.

Reflecting the Secondary Plan’s direction towards **balanced intensification**, limited development is anticipated within the historic core of campus, with more change anticipated within the west campus, the northwest quadrant and along Bloor and College Streets.

In recent years, additional site opportunities have emerged that were not previously contemplated within the 2011 CMP. It is anticipated that additional sites may emerge into the future in response to evolving academic needs, programmatic synergies and institutional priorities. As such, this mapping does not capture all potential opportunities, rather it provides a 2026 snapshot of potential future development sites.



● Areas of greater intensification
■ Areas of less intensification



2/ CAMPUS-WIDE BUILT FORM CONSIDERATIONS



Photo by Polina Teif.

The campus-wide built form considerations, grouped into eight (8) themes, are intended as prompts to shape thinking and dialogue at the earliest planning stages of capital projects.

The considerations are intentionally non-area specific and non-program specific. They serve to guide design thinking to ensure that each facility renewal or new development opportunity will align with the Campus Plan’s overarching vision, driving values and contribute to an integrated and connected physical framework, inclusive of public realm considerations.

- | | |
|---|--|
| 1 / Managing Growth | 5 / Enhanced Connectivity |
| 2 / Education, Experimentation, Research & Innovation | 6 / Sense of Belonging, Indigeneity & Well-being |
| 3 / Built Heritage | 7 / Living & Staying on Campus |
| 4 / Sustainability in Building Design & Systems | 8 / Campus Edges & Corners |

1 / Managing Growth

Optimize existing assets and invest in efficient, adaptable new development aligned with institutional priorities.

1.1. Design Excellence & Academic Identity

- Champion innovative, sustainable, high-quality design in renewal and new-built projects.

1.2. Data-informed Planning

- Use faculty and facilities master plans, feasibility studies and audits to guide decision-making.
- Use enrolment projections, forecasted shifts in demographics and academic trends to inform anticipated priorities and space requirements.
- Maintain a clear understanding of evolving infrastructure and departmental demands to ensure resource optimization.

1.3. Spaces & System Optimization

- Make the best use of existing facilities to inform requirements for new development.
- Identify underutilized and outdated spaces that can be adapted or reconfigured for contemporary needs.
- Enhance operational efficiency through targeted renovations, system modernization and flexible layout improvements.
- Encourage adaptive reuse to extend the lifespan of existing buildings and reduce environmental impact.

1.4. Programs & Operational Synergies

- Foster collaboration and resource efficiency by co-locating complementary programs and functions across academic and administrative units.
- Bundle related capital projects to align investments with academic mission and enhance cross-departmental synergies.
- Reduce reliance on leased, off-campus facilities by consolidating operations on campus, strengthening community presence and realizing long-term financial and spatial benefits.
- Leverage our unique downtown location to foster potential synergies and meaningful partnerships with civic, institutional and cultural entities.
- Align space program with City innovation and enterprise ecosystems where possible to promote shared resources, research collaboration and experiential learning opportunities that amplify institutional impact.



Photo by Daria Perevezentsev



Photo by Matthew Volpe



Photo by David Lee



Photo by Eugen Sakhnenko



Photo by Donglin Que



Photo by Matthew Volpe



Photo by Matthew Volpe



Photo by University Planning



Photo by Diana Tyszko



Photo by Nicholas Iwanyshyn



Stewart L. Blusson Visualization Facility. Photo by Daria Perevezentsev



Photo by Polina Teif

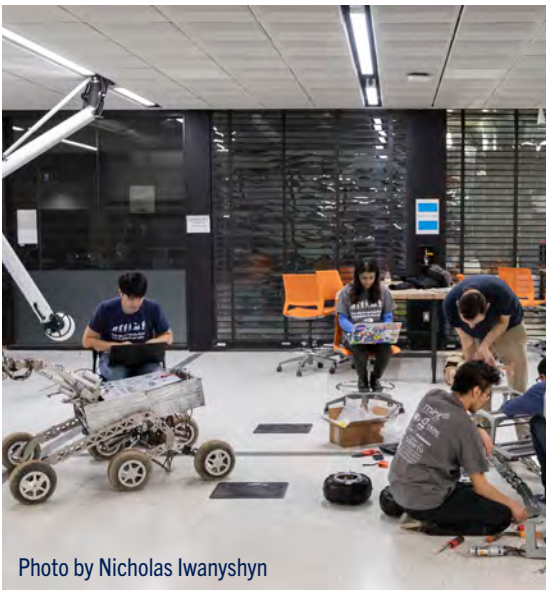


Photo by Nicholas Iwanyshyn



Photo by Ken Jones



Photo by Diana Tyszko

2 / Education, Experimentation, Research & Innovation

*Reinforce our Leadership in Education:
Advance the University’s core functions through spaces that inspire discovery,
support dynamic pedagogy and strengthen interdisciplinary innovation.*

2.1. Pedagogical Evolution & Technological Advancements

- Design spaces and systems that evolve with emerging pedagogical, research and operational needs.
- To best support research, plan for cutting-edge infrastructure and lab space.
- Balance specialized spaces fit for specific functions with flexible and adaptable environments that anticipate changing needs.
- Embed flexibility into campus infrastructure to accommodate future academic transformation.
- Modernize existing buildings to better suit contemporary teaching, learning and research (i.e. immersive, experiential, augmented/virtual hybrid and active learning environments and more).
- Support the Campus as a Living Lab through spaces that enable experimentation, research and real-time demonstration.

2.2. Interdisciplinary Engagement

- Strengthen collaboration across disciplines through networks of shared, multi-use and social learning spaces.
- Design environments that encourage informal interaction and foster an intellectual community.

2.3. Visibility of Academic & Creative Functions

- Showcase innovative research and teaching through transparent and outward facing environments, such as visible labs, studios and collaboration spaces.
- Activate ground floors and public interfaces with displays, exhibitions and student work to inspire and stimulate engagement with the campus and the broader community.

3 / Built Heritage

Celebrate and sustain the University’s architectural legacy and stewardship of our heritage assets through conservation, adaptive reuse and design excellence within the context of our evolving campus.

3.1. Stewardship, Conservation & Renewal

- Conserve and adapt heritage buildings as active, meaningful contributors to the evolving campus environment.
- Adapt heritage buildings to extend their relevance and attributes while supporting contemporary academic and community needs.
- Combine conservation with sustainable and innovative design strategies to maximize functional life and long-term value.

3.2. Integrating Past & Future

- Integrate modern requirements – learning, sustainability, accessibility, inclusivity – within heritage fabric.
- Promote high-quality, contextually responsive design that honours the past while enabling forward-looking change.

3.3. Contextual Development

- Ensure new development aligns with the scale and character of heritage settings to enhance the University’s architectural legacy.
- Consider built-form transitions that respect the legibility and integrity of historic structures.

3.4. Inclusive, Accessible & Welcoming Spaces

- Recognize non-inclusive histories through meaningful improvements showcasing the University’s commitment to diversity and inclusion.
- Retrofit heritage buildings where possible to achieve universal accessibility and barrier-free participation.
- Enhance ground floor interfaces to strengthen connections between heritage assets and campus life.





Photo by David Lee

4 / Sustainability In Building Design & Systems

Demonstrate environmental leadership by integrating sustainability, resilience and innovation into every building and building system.

4.1. Climate Action & Performance

- Reduce environmental impact through deep energy retrofits, relying on renewable energy generation and incorporating low-carbon, durable materials.
- Enhance building performance through data-driven planning, system evaluations and lifecycle management.
- Leverage cutting-edge climate-responsive design to improve adaptation to evolving performance standards.
- Incorporate climate risk mitigation strategies in anticipation of more frequent extreme weather conditions to maintain occupant comfort and continuity of operations.
- Incorporate lifecycle maintenance and renewal into planning decisions.

4.2. Asset Stewardship & Land Efficiency

- Align facility upgrades with both deferred maintenance and evolving space requirements to maximize capital investments.
- Treat land as a limited, shared resource - planning for efficient use that meets present goals while protecting long-term flexibility.

4.3. Sustainability Leadership & Education

- Pursue architectural solutions that implement best practices in sustainable design, minimize impact on the environment, prioritize energy efficiency and the reduction of embodied carbon, use sustainable materials and ensure longevity.
- Leverage the campus as a learning platform for sustainability through visible systems, interpretive signage and environmental storytelling to engage the community to strive for continued innovation in the field of sustainability.

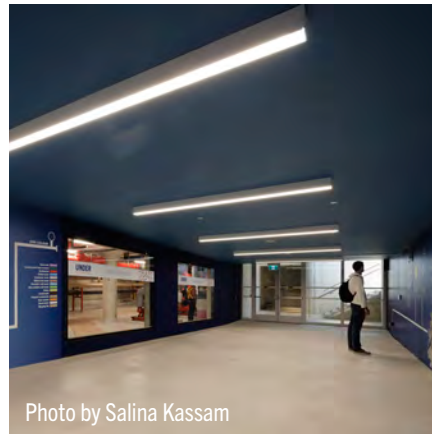


Photo by Salina Kassam

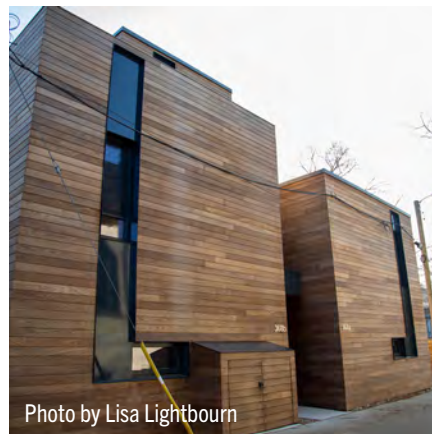


Photo by Lisa Lightbourn



Rendering by Mecanoo

5 / Enhanced Connectivity

Enhance campus cohesion and pedestrian mobility by connecting buildings and the public realm through unified, engaging and accessible elements.

5.1. One Ground Plane

- Improve campus walkability by enhancing building permeability and creating a continuous pedestrian ground plane that links seamlessly with the surrounding public realm.
- Incorporate mid-block connections, well-positioned entrances and intuitive wayfinding to support seamless movement across campus.
- Conceive new interior pathways as integral parts of the pedestrian network to enhance overall mobility and accessibility.
- Plan for both building occupant circulation and larger campus movement patterns to ensure a connected and inclusive environment.
- Integrate building amenities and facilities to encourage active modes of transportation and commute to campus (i.e. intuitive and safe bicycle storage, etc.).

5.2. Animation & Activation

- Strengthen street-level vitality with transparency and visible activity in façades and interiors, showcasing learning, research and campus life.
- Design ground floors and adjacent levels above and below as active interfaces with the public realm.
- Program active frontages and interior pathways that attract use throughout the day, evening and seasons.
- Strategically locate amenities (i.e. study areas, seating, food services, open collaboration zones, etc.) to create destinations and enrich the everyday campus experience.

5.3. Collision Spaces & Campus Life: Academic & Social Connectivity

- Encourage spontaneous social and academic interaction, informal learning and cross-disciplinary exchange through “collision spaces” that blend research, teaching and community life in shared spaces for informal gathering.
- Ensure that vibrant academic hubs and social destinations are located throughout campus to increase opportunities for the campus community to mix and connect.



Photo by University Planning



Photo by David Lee



Photo by David Lee

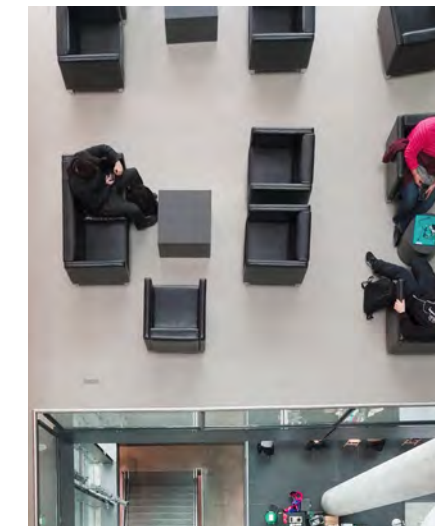


Photo by Hanna Borodina



Photo by Diana Tyszk



Photo by Matthew Volpe

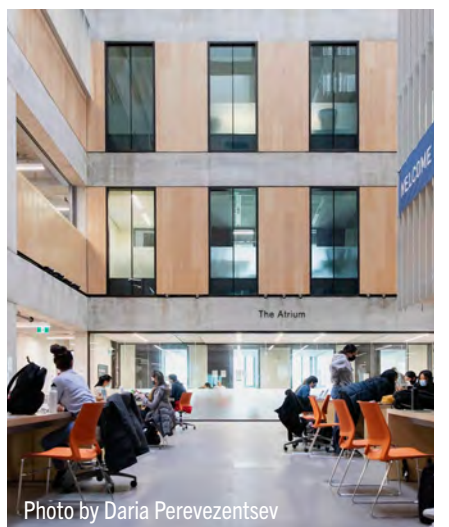


Photo by Daria Perevezentsev



Photo by David Lee



Photo by Luciana Ciccocioppo



Photo by Polina Teif



Photo by Nicholas Iwanysyn



Photo by Aaron Mason



Photo by Matthew Volpe

6 / Sense of Belonging, Indigeneity & Well-being

Promote inclusive and accessible spaces that foster community connection, celebrate Indigeneity, diversity and support well-being.

6.1. Indigeneity & Indigenous Engagement, Participation, Co-Creation

- As Indigenous spaces are central to Indigenous experience at the University, built form has a role in enhancing the visibility of Indigenous peoples in the campus community.
- Consider ways in which space enhancements, renovations or new development can appropriately contribute to celebrating Indigeneity on campus with intention to advance the journey towards reconciliation at the University of Toronto.
- On any such initiative Indigenous engagement and participation from conception to implementation is essential. Support co-creation processes where Indigenous voices inform design, implementation and evaluation.

6.1.1. Sense of Belonging & Welcoming

- Incorporate cultural symbols, design elements and programming that promote belonging in both existing spaces Indigenous community members currently access and in new developments.
- Consider that Indigenous ceremonial practices (i.e. smudging, ceremonial fires, etc.) are welcome across the campus and are not limited to specially designed spaces.

- Ensure wayfinding, spatial design, and campus experiences reinforce comfort, recognition and inclusion.

6.1.2. Cultural Integration, Knowledge Sharing, Historical Acknowledgement, Storytelling

- Embed Indigenous teachings, values and knowledge systems throughout the campus rather than limiting to designated “Indigenous spaces”.
- Use interpretive features (e.g. plaques, art, digital lighting, installations) to convey stories that educate and honour the land’s history.
- Consider opportunities for naming spaces and buildings.

6.1.3. Connection to Land, Nature & Place within Built Form

- Create spaces that encourage rest, reflection and connection, including welcoming rooftop activation and green courtyards.

6.2. Accessible & Safe Campus Environments

- Ensure all new academic spaces are universally accessible, barrier free and supportive of well-being and equitable participation.
- Upgrade existing facilities to remove physical and perceptual barriers.
- Strengthen safety, comfort and accessibility through active ground level design, programming and seamless integration with the public realm.
- Design for openness and transparency while maintaining community and building occupants security and safety.

6.3. Inclusive & Diverse Campus Community Spaces

- Provide diverse environments from dynamic social areas to quiet contemplative settings that reflect the range of student and community needs.
- Consider integrating inclusive amenities (i.e. prayer, reflection and meditation spaces, family-friendly amenity spaces such as infant feeding rooms and child-friendly student-parent study areas and all gender washrooms) that cater to the needs of our diverse campus community.

6.4. Health & Well-being

- Promote healthy indoor environments by prioritizing air quality, daylight, outdoor views, ventilation, comfort and well-being.
- Incorporate architectural elements that provide protection and shelter from the elements (i.e. canopies, outdoor covered areas) for increased pedestrian comfort and extended outdoor seasonal use.

6.5. Public Art

- Identify opportunities for public art in accessible and inclusive projects to be experienced by the community, contributing to higher education engagement and research, demonstrating the University’s values and enhancing the campus experience.
- High prominence outdoor public art locations to be reserved for distinguished works from the University Art Collection with community and civic significance.
- Prioritize the inclusion of Indigenous public art commemorating and creating spaces, developed in close consultation with local Indigenous communities.
- Plan for the ongoing and clearly defined stewardship and maintenance of artworks, as required by the University’s Art Collection Policy.
- Involve relevant bodies overseeing the implementation of the University of Toronto Art Collection Policy from the outset, to provide curatorial expertise, make siting recommendations, ensure appropriate engagement with prospective artists and donors, discuss potential funding strategies and assist with managing the art acquisition processes (see Resources in Part 1).





Photo by Polina Teif



Photo by Hanna Borodina



Photo by Alice Xue



Photo by Daria Perevezentsev



Photo by Stephen Dagg



Photo by Nicholas Iwanysyn

7 / Living & Staying on Campus

Support campus vitality and student success by creating connected, diverse and high-quality living and social environments for those who live on and those who commute to campus.

7.1. Vibrant, Connected & Amenity-Rich Environments

- Strengthen daily campus life with well-distributed academic, social and wellness destinations.
- Support the needs of both the commuter population and on-campus cohorts through ground level amenities and active shared spaces that promote continuous activity throughout the day and seasons.
- Provide social, study, wellness and outdoor gathering spaces that contribute to an engaging and supportive campus experience.

7.2. Strategic Housing

- Integrate housing on and around campus to enhance accessibility, activity and community connection.
- Prioritize walkable, transit-supportive locations that reduce commuting and strengthen campus connectivity.

7.3. Diverse, Inclusive & Lively Campus Neighbourhoods

- Design housing options for students, faculty and staff to support recruitment, retention and well-being.
- Provide a range of housing types that are attainable, and address varied household structures and lifestyle needs.
- Foster inclusive, livable neighbourhoods.

7.4. High-Quality & Lasting Design

- Provide well-planned units and shared amenities that enhance livability and community life.
- Renew aging facilities to improve comfortability, equity, safety and overall housing quality.
- Specify durable materials and interior finishes to withstand high-traffic use over time.

8 / Campus Edges & Corners

Consider urban threshold conditions where the campus interfaces with the City.

8.1. Identity, Character & Integration

- Enhance major edges with institutional buildings and promote a welcoming campus presence, encouraging porosity and connections into the campus.
- Celebrate institutional character through buildings and open space that both complement the surroundings and express academic distinction.

8.2. Gateways & Landmarks

- Define key corners and major intersections with iconic and inviting buildings with elevated roles to well-transition and welcome our University and broader community into campus.

8.3. Active & Connected Edges

- Cultivate a vibrant and urban campus–city interface and position the campus as an anchor for innovation and culture through establishing active, connected inviting edges, hosting shared activity through strategic partnerships.
- Prioritize pedestrian-friendly, transparent ground floors with visible programs and active uses for vibrant street-level experiences.

8.4. Contextual Built Form

- Design buildings that respond to surrounding context.
- Consider setbacks, stepbacks and façade articulation to enhance pedestrian scale and pedestrian experience.



Photo by Jason Krygier-Baum



Photo by Jason Krygier-Baum

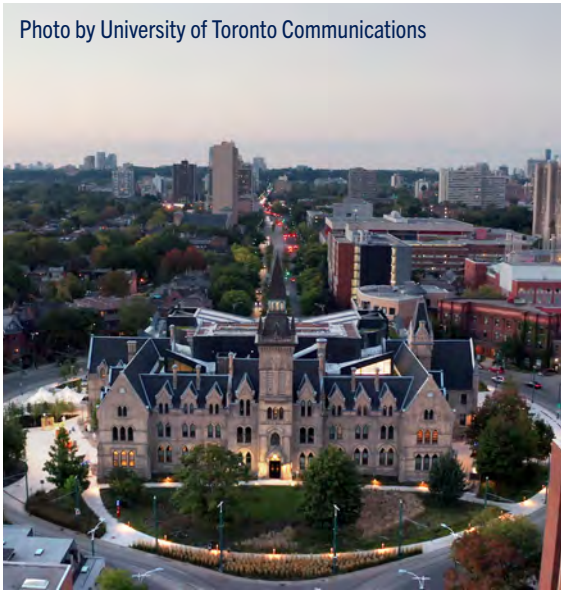


Photo by University of Toronto Communications



Photo by Johnny Guatto



Photo by Johnny Guatto

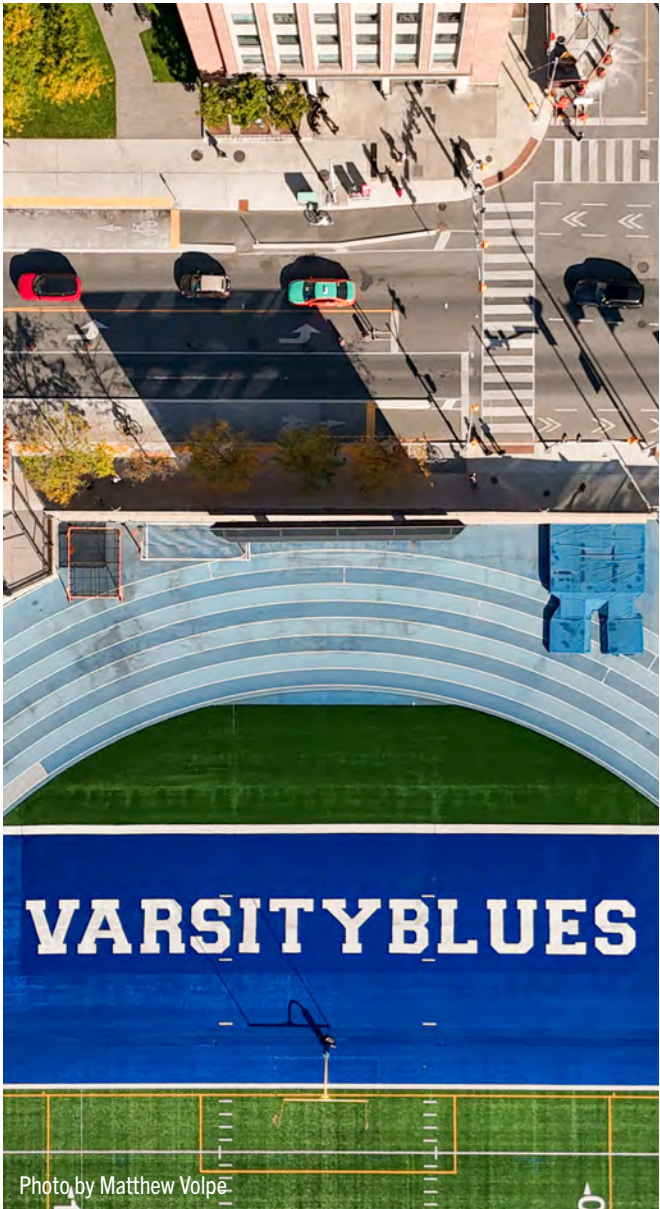


Photo by Matthew Volpe



3/ AREA-SPECIFIC CONSIDERATIONS



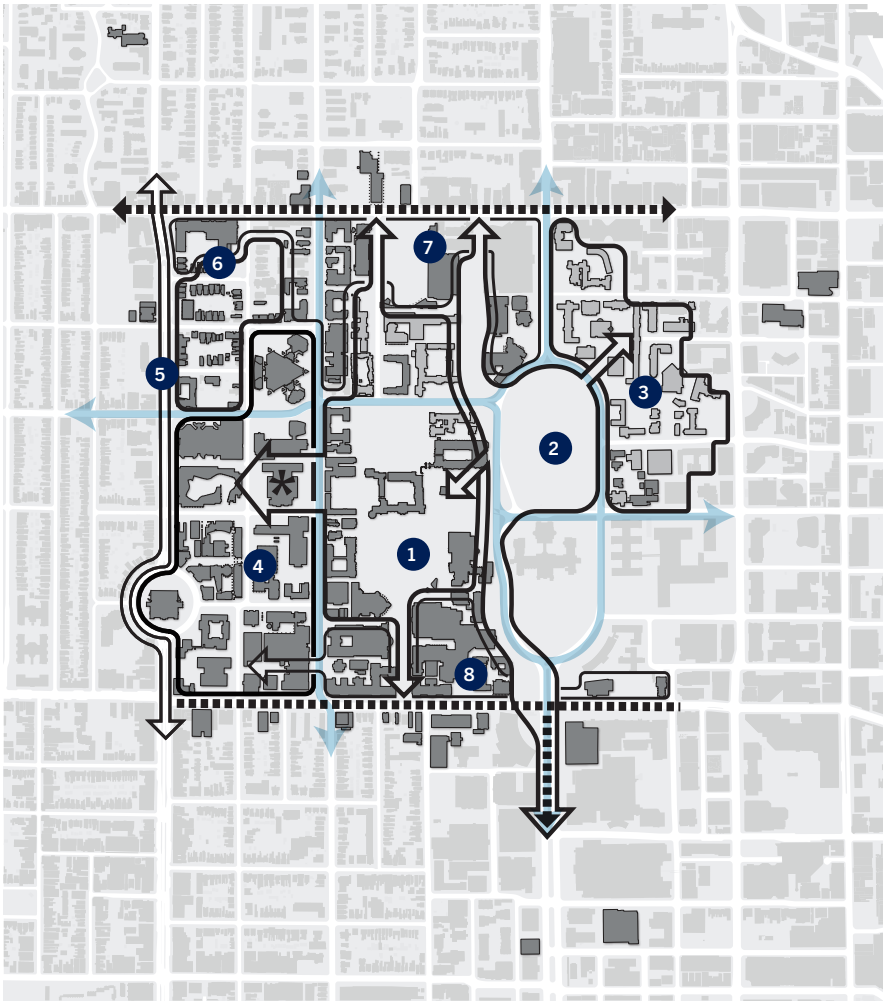
IMAGE
Construction of Daniels Building. Photo by Peter MacCallum.

The area-specific built form considerations build upon the Structure Plan framework and its defined areas – largely aligned with the St. George Campus Secondary Plan Character Areas – and their interrelationships.

This section articulates, for each Structure Plan area, the area vision, existing context, and transformational projects since 2011. It identifies key elements that knit the campus’s distinct character areas and establishes considerations to guide future development and capital projects. In coordination with the campus-wide built form considerations, these aim to guide any new development to consider opportunities to contribute to the campus vision towards a legible, cohesive and integrated environment.

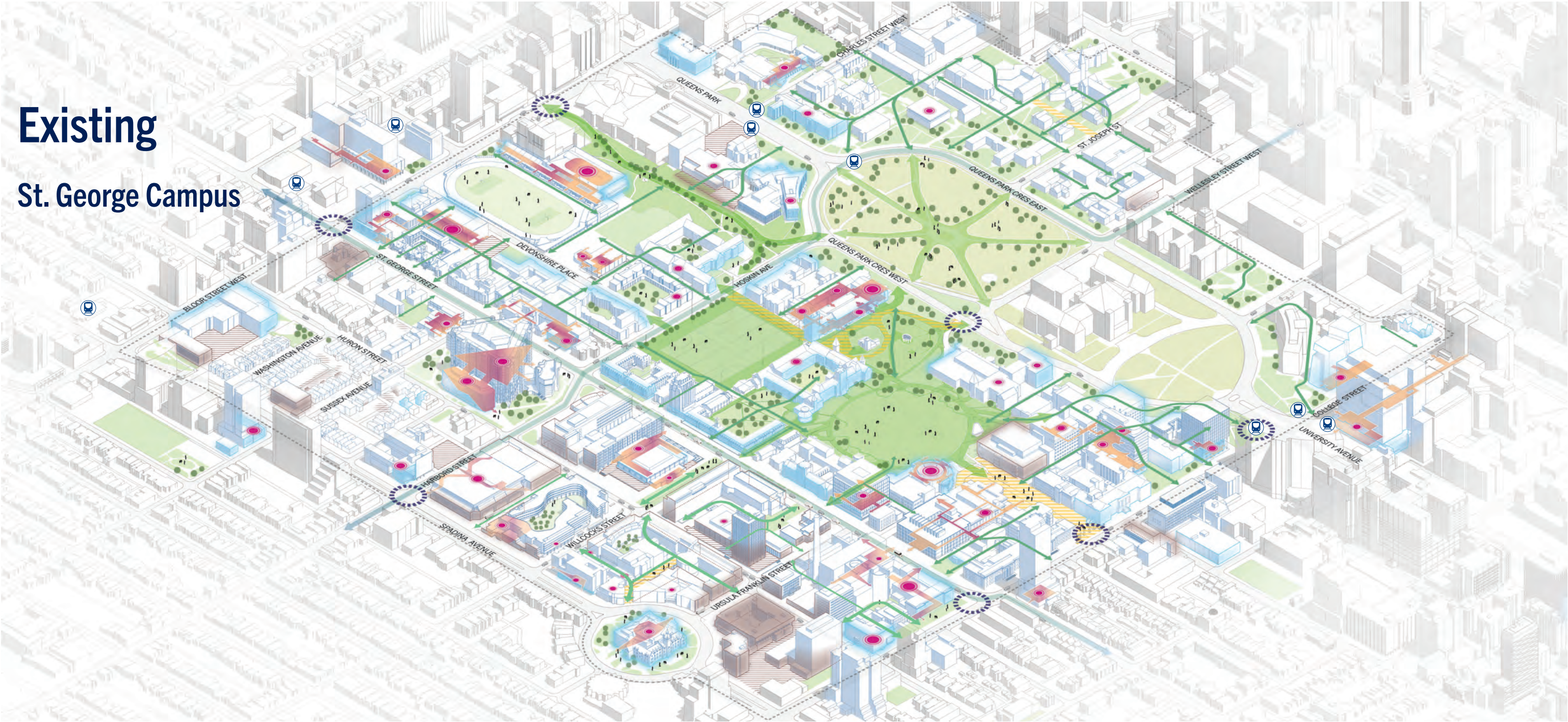
Structure Plan

- 1 **Central Campus Core**
Extending the historic core from College to Bloor
- 2 **Green Corridor**
Reconnecting to the land in the heart of the city
- 3 **Northeast Connection**
Enhancing campus pedestrian pathways
- 4 **West Campus Activation**
Unifying and improving the campus experience in the southwest quadrant
- 5 **Ishpadinaa Placemaking**
Creating meaningful connections at the west campus edge
- 6 **Neighbourhood Gateway**
Providing institutional housing for the campus community
- 7 **Civic Corridor**
Engaging a dynamic urban experience
- 8 **Innovation Corridor**
Expanding the presence and visibility of research and innovation on campus



Existing

St. George Campus



LEGEND Built Form Elements

- UofT Buildings
- Non-UofT Buildings
- Animated / Activated Building Frontage
- Building Frontage Opportunity
- Poor Public Realm – Built Form Interface

Public Realm Elements

- Major Interior Circulation Artery / Atrium
- Major Interior Hub of Activity
- Potential Taller Element Zone
- Potential Development Opportunity Site
- Potential Infill Development Opportunity Area
- Open Space (OS) (Institutional Major OS, Parks and Legislative Grounds, Key OS, and Other OS)
- Tree Canopy (Illustrative)
- Future New Institutional Open Space
- Future Potential Key Open Space
- Campus Gateway
- Main Internal Street
- Mid-Block Connection
- Shared Street
- Urban Destination Street
- St. George Campus Secondary Plan Area Boundary

Activity Icons

- Classroom / Event
- Student Amenity / Study
- Urban Agriculture / Greenhouse / Beekeeping
- Central Utilities / Geoexchange Field
- Research & Innovation (UofT Academic)
- Innovation (UofT & Partner)
- Cultural Space / Gallery / Theatre / Museum
- Space / Garden of Indigenous Significance
- Food (Café / Restaurant / Cafeteria / Food-truck)
- University Housing
- Recreation / Athletic Facilities / Playground
- Retail
- Hospital
- TTC Subway Station
- Parking (Surface Lot)
- Parking (Enclosed Garage)

Note: City-owned streets, including identified future potential shared and urban destination streets, require further engagement between University and City to confirm envisionary concepts.

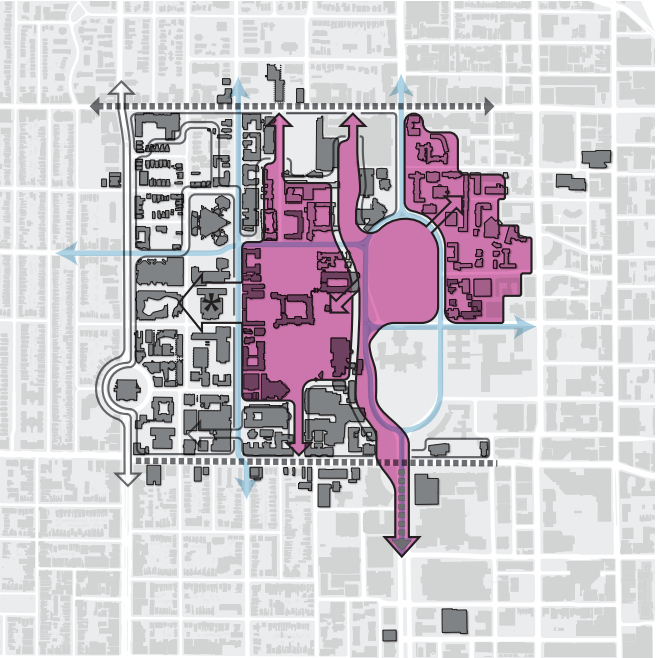
Legend applies to all axonometric illustrations in this section of Part 2. The illustrations highlight key campus considerations, and are not exhaustive representations of all conditions and instances of activity.

Central Campus Core, Green Corridor & Northeast Connection

Strengthening east–west and north–south connections to create a cohesive, legible and pedestrian-focused campus network throughout the historic core that enhances and reinforces links between campus and city.

IMAGE

Landscape of Landmark Quality - Elevated view of lawn and pavilion with Ontario Legislature and tall buildings in the distance. Photo by Salina Kassam.



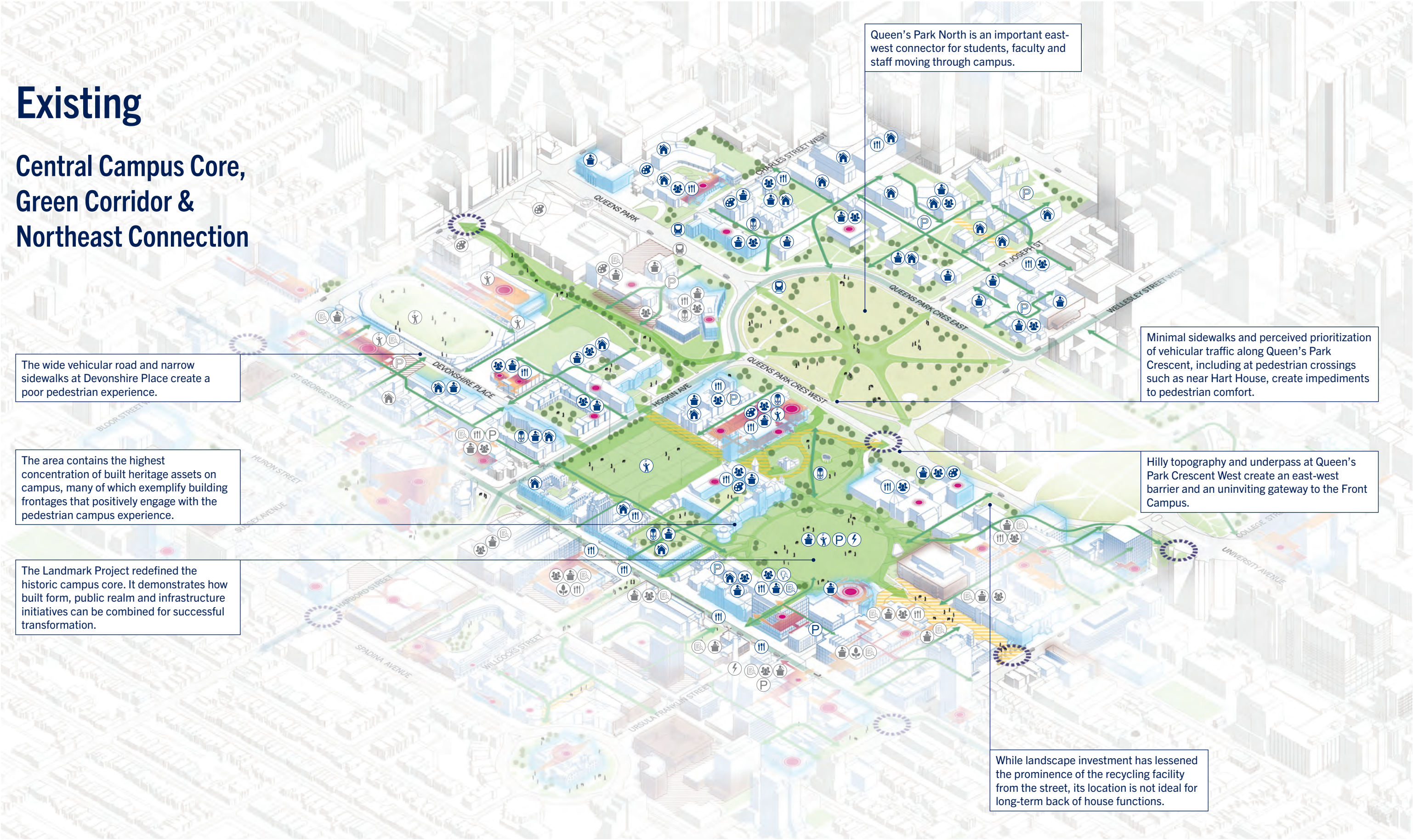
Existing Context

Located within the northeast and southeast campus quadrants, these areas largely align with the Central Campus, Queen’s Park and East Campus Secondary Plan Character Areas and represent the historic core of the St. George Campus.

- Defined by historical, architectural and cultural significance, this area contains the highest concentration of built heritage assets on campus.
- The principal gateway to the St. George Campus at King’s College Road and College Street reinforces the axial view towards University College.
- The central location of University College relative to the other architecturally significant heritage buildings surrounding King’s College Circle creates a gallery of architectural styles representing the institutional growth and ongoing evolution of the University of Toronto.
- Development patterns are characterized by predominantly low-scale institutional buildings along key campus and city corridors – such as St. George Street and Queen’s Park Crescent - integrated within a network of major institutional open spaces, including Front Campus, Back Campus, Sir Daniel Wilson Quad, University College Quad, Hart House Circle and Philosopher’s Walk, as well as interconnected quads and lawns.
- A prevailing low-rise, pedestrian-oriented character reinforces openness, preserves sky views and maintains long vistas across campus toward the city.
- The Northeast Campus – home to Victoria University and St. Michael’s College and the University of Toronto – is physically separated from the broader St. George Campus by streets bounding Queen’s Park North.
- East–west connectivity within the public realm remains fragmented, posing challenges for campus cohesion, pedestrian movement and cycling.
- Aging buildings and deferred maintenance present operational and infrastructure challenges in certain facilities.
- Building servicing along major rights-of-way competes with opportunities for public realm improvements and stronger campus connections.

Existing

Central Campus Core, Green Corridor & Northeast Connection



Transformational Projects

Recent projects have advanced the vision for these areas within the Structure Plan, reinforcing the University’s commitment to design excellence, heritage stewardship, and sustainability. Collectively, these initiatives have:

- Renewed and modernized heritage buildings
- Improved accessibility
- Expanded student housing and learning and community spaces
- Integrated sustainability and resilience into buildings, prioritizing energy efficiency and minimizing impact on the environment

Notable Projects include:



Photo by University Planning

University College Revitalization (2021)

University College is the central architectural landmark and symbolic heart of the St. George Campus, constructed in 1856-1859. A comprehensive renewal has repositioned University College as an accessible, inclusive and vibrant academic hub for future generations. The project modernized building systems, significantly improved accessibility and restored key heritage spaces – including East and West Halls and Croft Chapter House – while upgrading classrooms and infrastructure. It demonstrates how a landmark heritage building can be sensitively adapted to meet evolving academic needs.



Rendering by Mecanoo Architecten

Lawson Centre for Sustainability at Trinity College (Under Construction)

The Centre addresses the need for additional student housing, teaching space and community gathering areas while advancing sustainability leadership. The project integrates high-performance building systems, mass timber construction, rooftop agriculture, greenhouses for year-round growing and shared community spaces. It is envisioned as both a living lab and a hub for education and research in sustainability.



Photo by Diana Tysko

Hart House Infrastructure Renewal (In Progress)

For over a century, Hart House has served as a focal point of campus life. A phased infrastructure renewal will upgrade aging mechanical and electrical systems to ensure the building’s continued vitality. This investment supports its diverse program – including an athletic centre, a theatre, art gallery, library and community gathering spaces – while securing its role for future generations to support and enhance the student experience.

Future Evolution

Future planning and development in these areas envision strengthening connections within the campus and to the city, enhancing the pedestrian experience and reinforcing the University’s leadership in heritage stewardship and sustainability.

- Within the central campus core, limited opportunities for new development are anticipated, generally low scale.
- Renewal of aging facilities and heritage stewardship is anticipated to continue to require a careful balance of conservation, adaptive reuse, accessibility improvements, infrastructure upgrades and resilient, sustainable design to support long-term institutional evolution.
- Redevelopment of 90 Wellesley Street, at the eastern campus gateway, is anticipated to support the academic mission through future site intensification and enhanced street-level presence.
- Future revitalization adjacent to Queen’s Park Crescent West envisions potential improvements to back of house relationships through built form and/or public realm enhancements, while ensuring access and servicing requirements continue to be met.
- Opportunity identified to reinforce the campus gateway at Devonshire Place and Bloor Street, to better signal a north-south route through to the historic core and the Front Campus to King’s College Road and the College Street gates.
- An enhanced public realm network and east-west connectivity may benefit from built form modifications to better connect passages and signal mid-block connections to foster a more cohesive, accessible and welcoming campus.



IMAGE
Students on the first day of school at the recently renovated library at University College. Photo by Johnny Guatto.

Vision

Central Campus Core, Green Corridor & Northeast Connection

Future east–west connection enhancements will be considered to strengthen link between Devonshire Place and Philosopher’s Walk, via the pathway between Varsity Centre and Trinity College.

The revitalization of Queen’s Park North will open up potential opportunities for University educational programming activities.

Future gateway development opportunity at the eastern edge of campus, supported by public realm enhancements.

Pedestrian-oriented gathering opportunities at Devonshire Place are envisioned to enhance collegial and athletic activities along this identified potential shared street.

East-west pedestrian flow and campus connectivity would be strengthened by eliminating physical barriers to create a more cohesive and intuitive campus network.

Opportunities for further improvements to back of house relationships through built form and/or public realm enhancements.

Future revitalization conceived to elevate and enliven the heart of campus, creating a new major hub of research and learning facilities, at-grade event and gathering spaces, and further improve connections through campus. The site would also house a new district energy nodal plant to supply the development and surrounding buildings, improving energy performance and contributing to the University’s sustainability goals.

West Campus Activation & Ishpadinaa Placemaking

Shaping a dynamic pedestrian-focused urban academic precinct that supports future growth while strengthening campus connections, anchored by a new Campus Hub and a cohesive, integrated public realm.

IMAGE

Aerial view looking south at the west campus academic buildings, Sidney Smith Hall and Lash Miller Laboratories. Photo by David Lee.



Photo by Johnny Guatto



Photo by Diana Tyszko



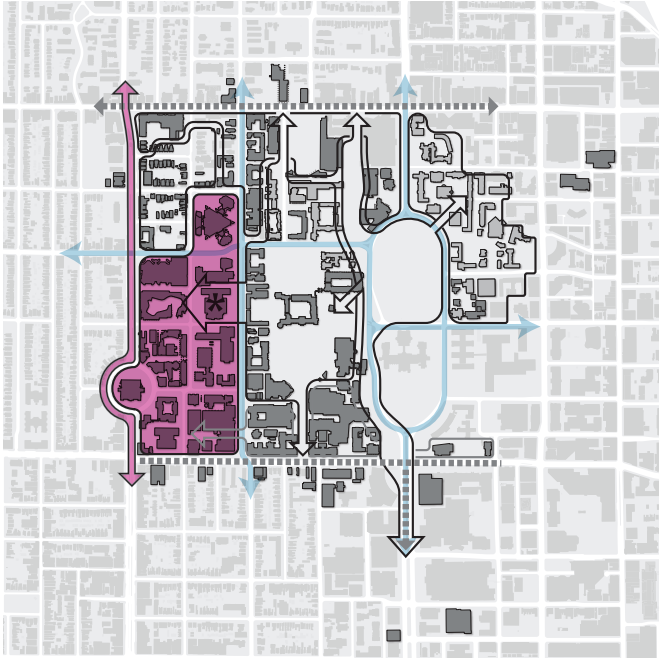
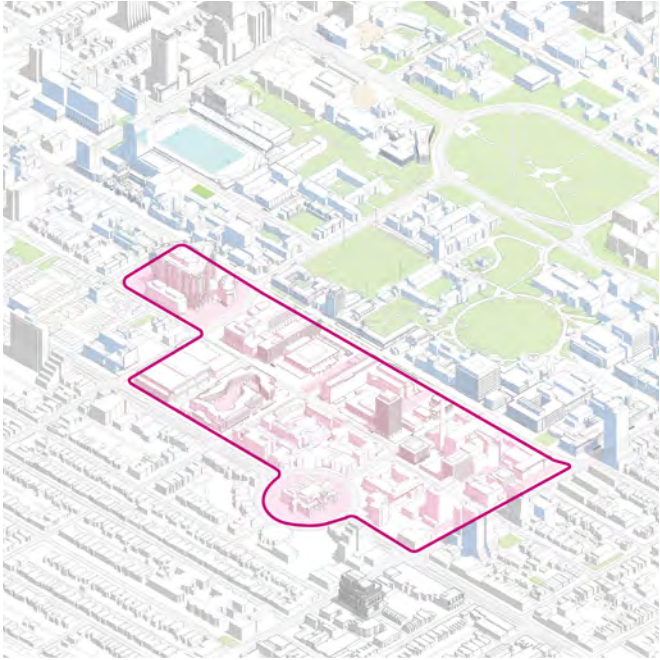
Photo by Diana Tyszko



Photo by University Planning



Photo by Chris Thomaidis



Existing Context

The West Campus area is located within the southwest quadrant encompassing several Secondary Plan Character Areas, including West Campus, St. George Street and College Street, and functions as a key interface between the University and surrounding neighbourhoods.

- Characterized by post-war expansion, large block-sized developments, and modern building typologies, lacking fine-grained block porosity, access to open space and clear wayfinding.
- Certain blocks in the area demonstrate strong internal connectivity and fine-grain porosity, including the Bancroft shared street and courtyard system, the Koffler Centre courtyard connections and the active frontage of the Bahen Centre along St. George Street.
- A significant portion of the campus community studies, lives and uses facilities in this area, generating high levels of activity and foot traffic.
- Street-oriented blank facades along Spadina Avenue and Harbord Street, in response to an unrealized 1950's expressway, are areas of improvement towards a welcoming campus.
- Building servicing and back-of-house functions compete with the pedestrian environment, particularly on Ursula Franklin Street.
- Inactive ground planes, a lack of building entrances and transparency diminish potential for an activated streetscape.
- Interrupted public realm with raised plinths and moat conditions, in particular along Huron Street, contribute to a disconnected building to public realm interface.
- Limited façade articulation and visual monotony is common within the area's building fabric.
- Lack of uninterrupted sight lines and pedestrian permeability from the street into mid-block and interior passages is prevalent.

Existing

West Campus Activation & Ishpadinaa Placemaking

Large-scale building facades along Huron Street lack engagement with the street and pedestrian realm.

Buildings of the 1950s-1980s largely neglect the Spadina Avenue streetscape, presenting opaque facades that turn their back on the public realm.

The Bancroft block demonstrates a high level of pedestrian permeability in both east-west and north-south directions, functioning as a primary pedestrian conduit in the area.

The heritage building at 1 Spadina Crescent, revived through significant restoration and a contemporary addition, complemented by landscape elements and public-facing programming, enlivens the surrounding pedestrian realm and creates a visual landmark at this western gateway to the campus.

Raised ground floors and moat-conditions create disconnected relationships between buildings and the public realm.

Building and public realm features along east-west streets prioritize utilitarian functions such as vehicular access and loading zones, creating a suboptimal pedestrian environment.

Indoor-outdoor connections animate and activate the at-grade pedestrian realm and support finer-grained block porosity.

Disconnected building to public realm interface with moat condition, raised plinths and blank facades.

Prominent access lane and location of at-grade parking, servicing and loading along Spadina Avenue and Huron Street interrupt the public realm and the potential for pedestrian mid-block connection, indicating a campus edge and gateway conditions well-suited for improvement.

Transformational Projects

Several projects since adoption of the 2011 St. George Campus Plan have advanced the vision of this area demonstrating the University’s commitment to design excellence and campus development that reinforces the long-term vision of the area and embodies the Plan’s driving values. Collectively, these projects have:

- Activated prominent, yet underutilized sites
- Demonstrated excellence in heritage stewardship
- Strengthened campus gateways and edges
- Enhanced public realm and public life

Notable Projects include:

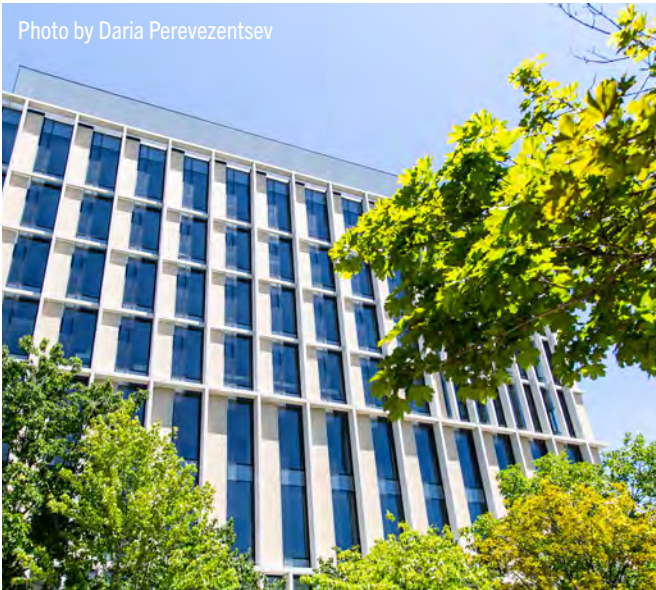


Photo by Daria Perevezentsev

Myhal Centre for Engineering Innovation & Entrepreneurship (2018)

Located on the east side of St. George Street across from the West Campus, Myhal Centre plays a pivotal role in shaping the area. This contemporary landmark contributes to the St. George Campus skyline and serves as a hub for innovation, featuring prototyping facilities, multidisciplinary research hubs, design studios and technology-enhanced learning spaces. A social and academic incubator, Myhal Centre animates St. George Street through a highly transparent active ground floor and two-storey atrium, extending activity along all frontages, providing welcoming spaces for gathering, study and cross-disciplinary collaboration.

John H. Daniels Faculty of Architecture, Landscape & Design (2018)

Prominently located along Spadina Avenue on a site of civic significance, One Spadina establishes a distinctive gateway and focal point, anchoring the western edge of the University to the City. The project combines restoration of the historic Knox College building with a contemporary addition, revitalizing a highly visible site at the intersection of major city corridors. By foregrounding creativity and design excellence, it strengthens the University’s urban presence and reinforces its role in shaping the public realm.



Photo by David Lee



Photo by University Planning

Student Commons (2021)

Located on College Street, the Student Commons serves as a centralized hub for student services. The renovation of 230 College Street transformed a 1909 building into a 24-hour destination for community and collaboration. The project consolidates previously dispersed programs and amenities, providing multi-purpose spaces, study and commuter lounges, student organization offices, meeting rooms and accessible food options.



Photo by Matthew Volpe

Robarts Common (2022)

Robarts Common reimagines a former service and loading area along Huron Street as a vibrant student hub and campus destination. The contemporary expansion delivers much-needed study space while enhancing transparency and visual connectivity, animating the street frontage and strengthening the relationship between building and public realm.



Rendering by Mikkelsen Arkitekter AS & Cumulus Architects

Lash Miller Building Expansion (Under Construction)

The three-storey expansion atop the existing one-storey northeast corner volume at St. George Street and Willcocks will activate a key intersection, enhance the presence for the Department of Chemistry and showcase the innovative and visionary research taking place within. The project introduces specialized research laboratories, reconfigures ground and basement levels to accommodate accessible classrooms and strengthens connections to Willcocks Commons. By transforming formerly opaque façades into transparent and engaged frontages, the expansion enhances the building’s relationship to the public realm and supports a more active campus life.

Future Evolution

Future planning and development priorities for the West Campus envision reinforcing its role as a vibrant, urban academic precinct while advancing contemporary, flexible and sustainable development.

- Anticipated as fulfilling a critical role in accommodating future academic growth, the area seeks to maintain a mix of low- and mid-scale institutional buildings, punctuated by taller elements, in particular along Huron Street, and at key gateways.
- The public realm envisions transformation of the existing street grid into a network of shared streets that blur the boundary between buildings and landscape.
- Repositioning Huron Street as a West Campus academic main street creates a lively, pedestrian-priority spine animated by active ground floors, transparent façades, high-quality public realm improvements and strengthened east-west connections.
- Connectivity and relationships to surrounding campus areas will support coordinated redevelopment, infill and public realm improvements, to unify the campus experience.
- Mid-block connections, through buildings and courtyards, help to break down the larger blocks creating a more human scale and enjoyable experience.
- Scale, massing and transitions along Spadina Avenue and College Street will contribute reinforcing their roles as important campus edges and city streets, supporting integration with surrounding neighbourhoods and a welcoming campus presence.
- Gateway sites are important to well-consider and establish clear, legible entry points into the West Campus, through architectural articulation, landscape design and the potential for outdoor art at key intersections.
- The Spadina Avenue and College Street corner is envisioned as a primary campus gateway, accommodating mixed institutional uses, active ground floors and a new major open space.
- Creation of a New Campus Hub at the Sidney Smith Hall site, supported by new development, including a taller element and a new major open space, provides the opportunity for a key gathering place for the west side of campus, complementing and balancing the Central Campus historic core to the east.



IMAGE
New College Courtyard in Fall. Photo by Diana Tysko.

Vision

West Campus Activation & Ishpadinaa Placemaking

The new Campus Hub presents an opportunity for development with a variety of academic uses and modern student amenities to meet future space needs, supported by a new major university open space. It is envisioned to anchor the surrounding precinct as a dynamic and lively major indoor and outdoor campus destination.

Potential new shared streets in the West Campus area would support and enhance pedestrian mobility and campus connectivity.

Potential for active frontages and transparent facades along Spadina Avenue in future renovations and development initiatives.

Enhance campus gateways to define the interface between the University and the city and signal a welcoming arrival.

Placemaking opportunities introduced along Spadina Avenue are envisioned to enhance the public realm and establish a more legible and inviting campus edge.

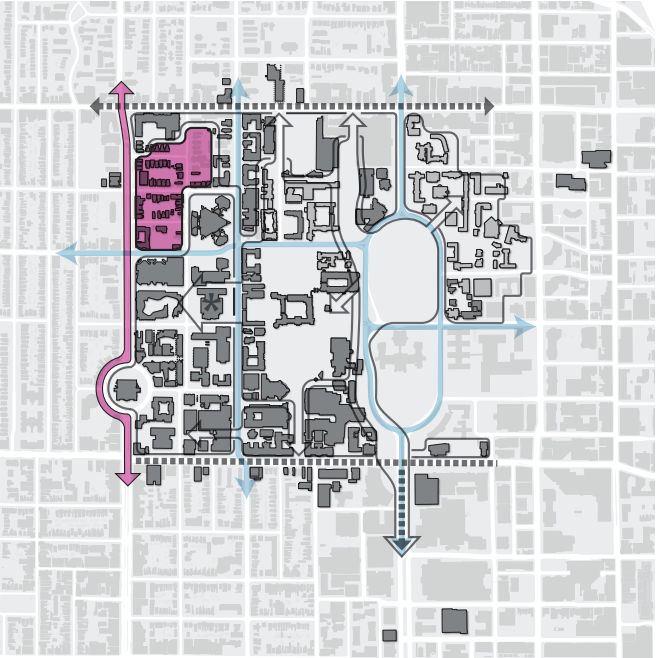
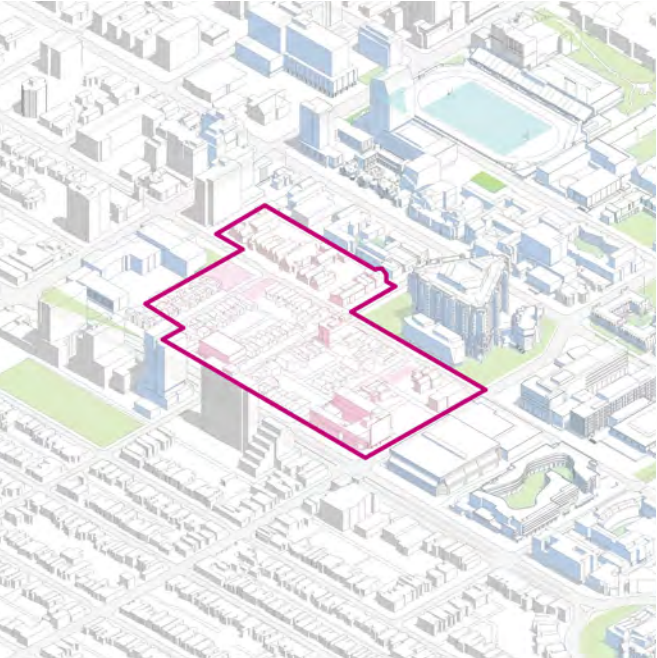
Opportunities to integrate public realm enhancements and active ground floors strengthening indoor-outdoor connections.

The Spadina Avenue – College Street block presents a key opportunity to interface with the City and create a welcoming primary gateway to the campus. The block is envisioned to incorporate new development with taller elements, a major open space and mix of institutional uses.

Neighbourhood Gateway & Ishpadinaa Placemaking

Currently serving a key role in providing institutional housing within the campus, the area presents opportunities to introduce new institutional housing along with a mix of small scale cultural, institutional and commercial uses that serve the local neighbourhood and broader campus.

IMAGE
Sussex Court in the Huron-Sussex Neighbourhood. Photo by University Planning.



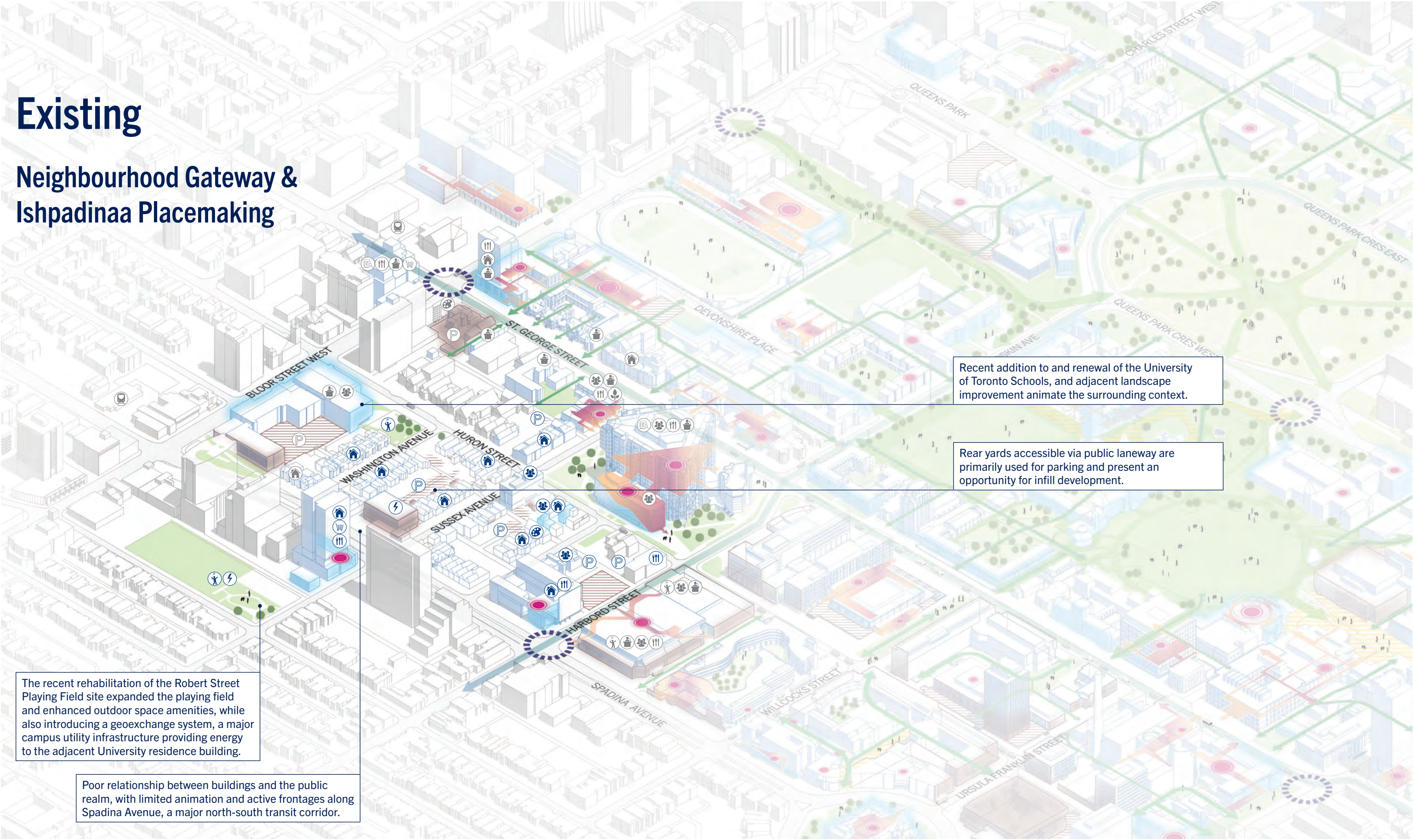
Existing Context

Located within the northwest quadrant, the Neighbourhood Gateway area aligns with the Huron Sussex Secondary Plan Character Area, supporting University housing needs and contributing to campus life.

- The area is distinguished from the rest of the campus by its collection of houseform buildings and residential streetscapes.
- Well-served by transit, with access to the Spadina and St. George subway stations and streetcar service along Spadina Avenue, the area is in walking distance to the academic core of the campus and well-linked to the city at Bloor Street and Spadina Avenue, making it ideal for a concentration of housing options.
- Open spaces and community amenities, including the Huron Washington Parkette, contribute to the area’s character and support both campus and local community use.
- Underutilized sites along Spadina Avenue present opportunities for intensification, for example, the Chiller Plant located between Washington Street and Sussex Avenue.
- Underutilized sites along Harbord Street present opportunities for intensification, for example, east of Graduate House.
- Within the core of the neighbourhood, parking pads, backyard sheds, and other sites present opportunities for infill development to support additional housing in the neighbourhood.
- Laneways and mid-block connections play an important role in access and servicing, as the area presents opportunities for infill development.

Existing

Neighbourhood Gateway & Ishpadinaa Placemaking



Recent addition to and renewal of the University of Toronto Schools, and adjacent landscape improvement animate the surrounding context.

Rear yards accessible via public laneway are primarily used for parking and present an opportunity for infill development.

The recent rehabilitation of the Robert Street Playing Field site expanded the playing field and enhanced outdoor space amenities, while also introducing a geexchange system, a major campus utility infrastructure providing energy to the adjacent University residence building.

Poor relationship between buildings and the public realm, with limited animation and active frontages along Spadina Avenue, a major north-south transit corridor.

Transformational Projects

A number of projects since adoption of the 2011 St. George Campus Plan have advanced the vision for this area, reinforcing the University’s commitment to design excellence and campus development while supporting the long-term vision of the area and the Plan’s driving values. Collectively, these projects have:

- Delivered new housing responding to institutional needs
- Supported the University’s Sustainability goals and Climate Positive commitments
- Revitalized community areas

Notable Projects include:



Photo by Lisa Lightbourn

Single Family Dwelling & Laneway Infill Housing (2020)

Guided by the Huron Sussex Neighbourhood Planning Study and informed by extensive community consultation, this project serves as a case study for laneway and infill housing in a primarily residential neighbourhood at the northwest corner of the campus. Designed using Passive House principles to achieve net-zero performance, the laneway homes share a backyard with the street-facing dwelling and are accessed from an envisioned pedestrian-priority ‘Living Lane’. The project demonstrates how low-rise, sustainable infill can sensitively address the range of university housing needs while supporting balanced intensification within an urban neighbourhood.



Photo by Johnny Guatto

Oak House (2025)

The first student residence constructed at UTSG in over a decade, this 23-storey tower and townhome complex provides more than 500 beds in 230 student units, along with student amenity space, ground floor retail, and 10 townhouse units. Oak House demonstrates an ambitious model for university development by integrating environmental sustainability and through connection to the geo-exchange system beneath the nearby Robert Street Playing Field, contributing to the University’s Climate Positive campus goals.



UofT Faculty of Kinesiology and Physical Education

Robert Street Playing Field & Community Area (2021)

The renewal of the Robert Street Playing Field transformed an underutilized site into a vibrant recreational and community space. The project introduced a new playing field supported by a geo-exchange system serving Oak House, along with enhanced landscaping, seating areas and playground equipment. These improvements expand neighbourhood and student access to open space and create flexible environments for recreation and gathering, strengthening connections between campus life and the surrounding community, while advancing the University’s sustainability objectives.

Future Evolution

Future planning and development priorities for the Neighbourhood Gateway envision reinforcing the area’s character while providing for institutional housing needs.

- Clustered institutional housing is envisioned to support the St. George Campus community and address housing needs for student families, workforce and faculty housing.
- Future evolution will direct mid-scale development to Harbord Street and Spadina Avenue with lower-scale infill development contemplated within the core of the neighbourhood.
- Shared common yards are envisioned, with at-grade animation along the north-south revitalized ‘Living Lane’ as the spine that connects Harbord Street to the Huron-Washington Parkette.
- Placemaking opportunities along Spadina Avenue serve to enhance the public realm, creating a welcoming presence at the campus edge.
- Improvements to laneways and pedestrian routes through the neighbourhood benefit campus connection and community.

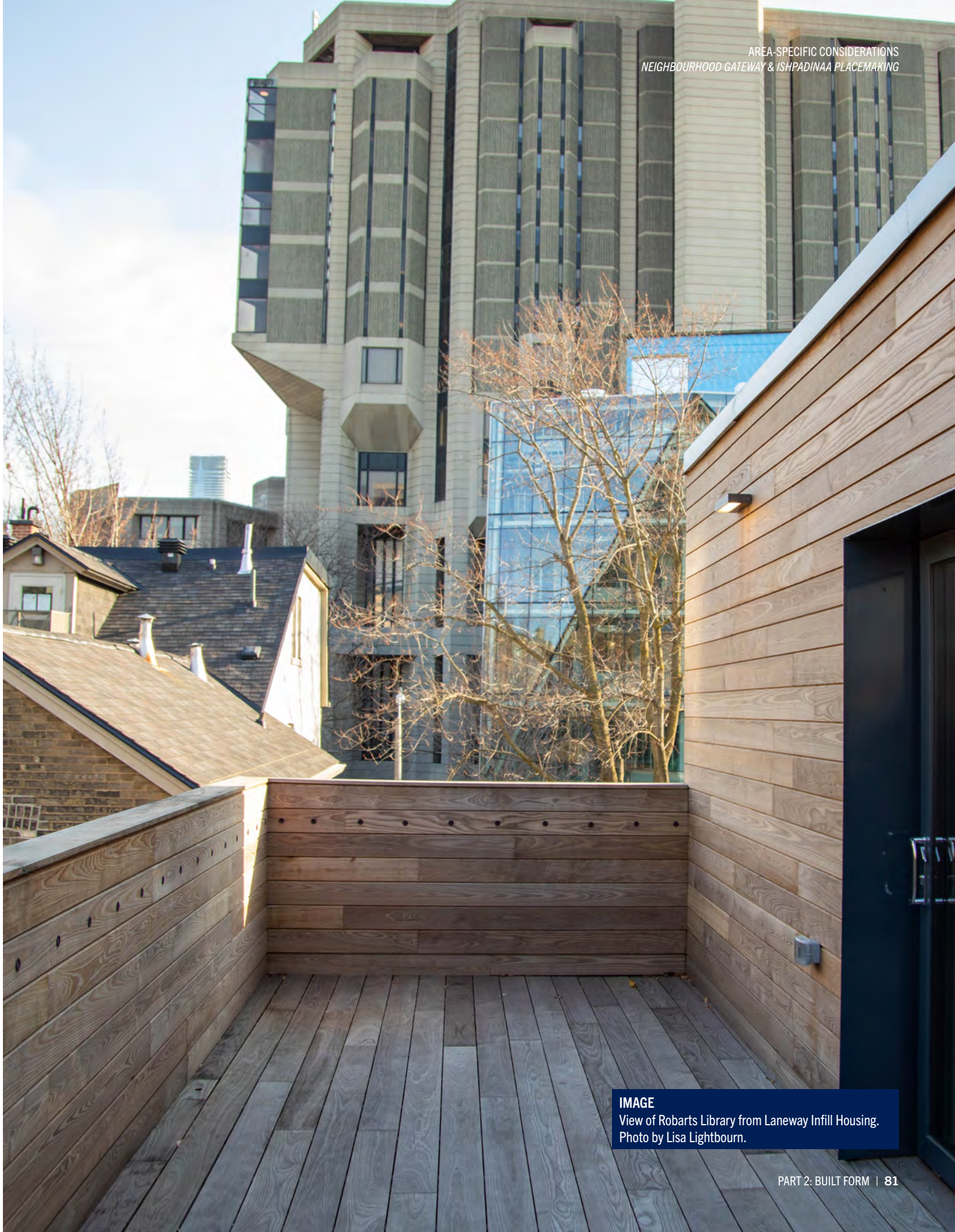


IMAGE
View of Robarts Library from Laneway Infill Housing.
Photo by Lisa Lightbourn.

Vision

Neighbourhood Gateway & Ishpadinaa Placemaking

New gateway development at the intersection of Bloor and Spadina will transition appropriately to its diverse context on all sides including the Huron Sussex neighbourhood to the south.

Potential opportunities for laneway enhancements, including at bpNichol Lane, may include landscaping to accommodate servicing while introducing greening and permeable surfaces, and activation through built form renovations and infill developments with laneway-facing frontages.

Future initiatives will consider removing some parking area to enable new infill residential opportunities within the neighbourhood.

Living Lane is envisioned as a landscaped space through the Huron-Sussex neighbourhood, to create an enhanced pedestrian experience.

Placemaking and revitalization opportunities introduced along Spadina Avenue are envisioned to enhance the public realm and establish a more legible and inviting campus edge.

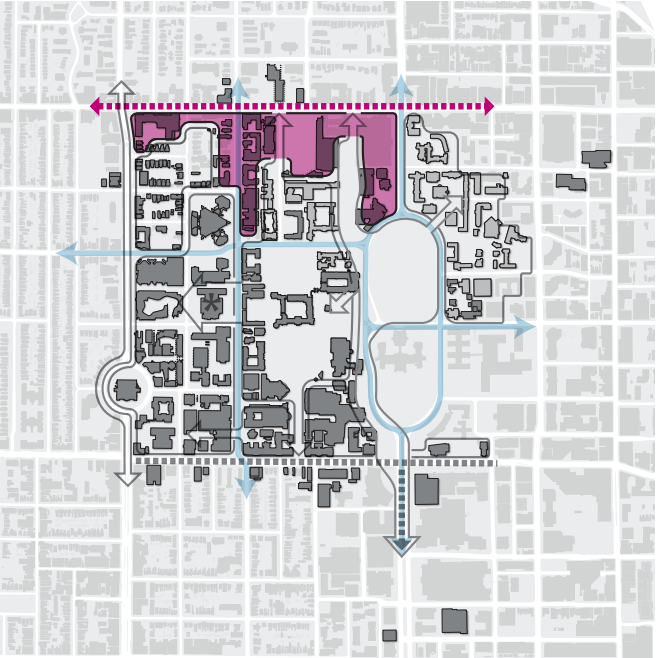
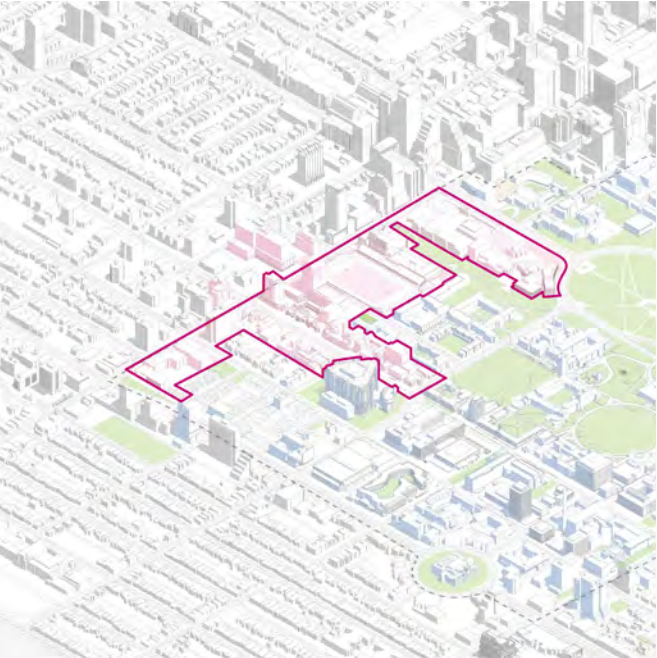
Mid-scale redevelopment along major city arterials such as Spadina Avenue enables opportunities to enhance the streetscape and built form – public realm relationship.

Civic Corridor

Framing Bloor Street West, Spadina Avenue and Queen's Park as vibrant civic corridors, future university development in this area seeks to support and strengthen its existing dynamic cultural and institutional urban context.

IMAGE

The Jackman Humanities Building as seen from the intersection of St. George and Bloor Streets. Photo by Chris Thomaidis.

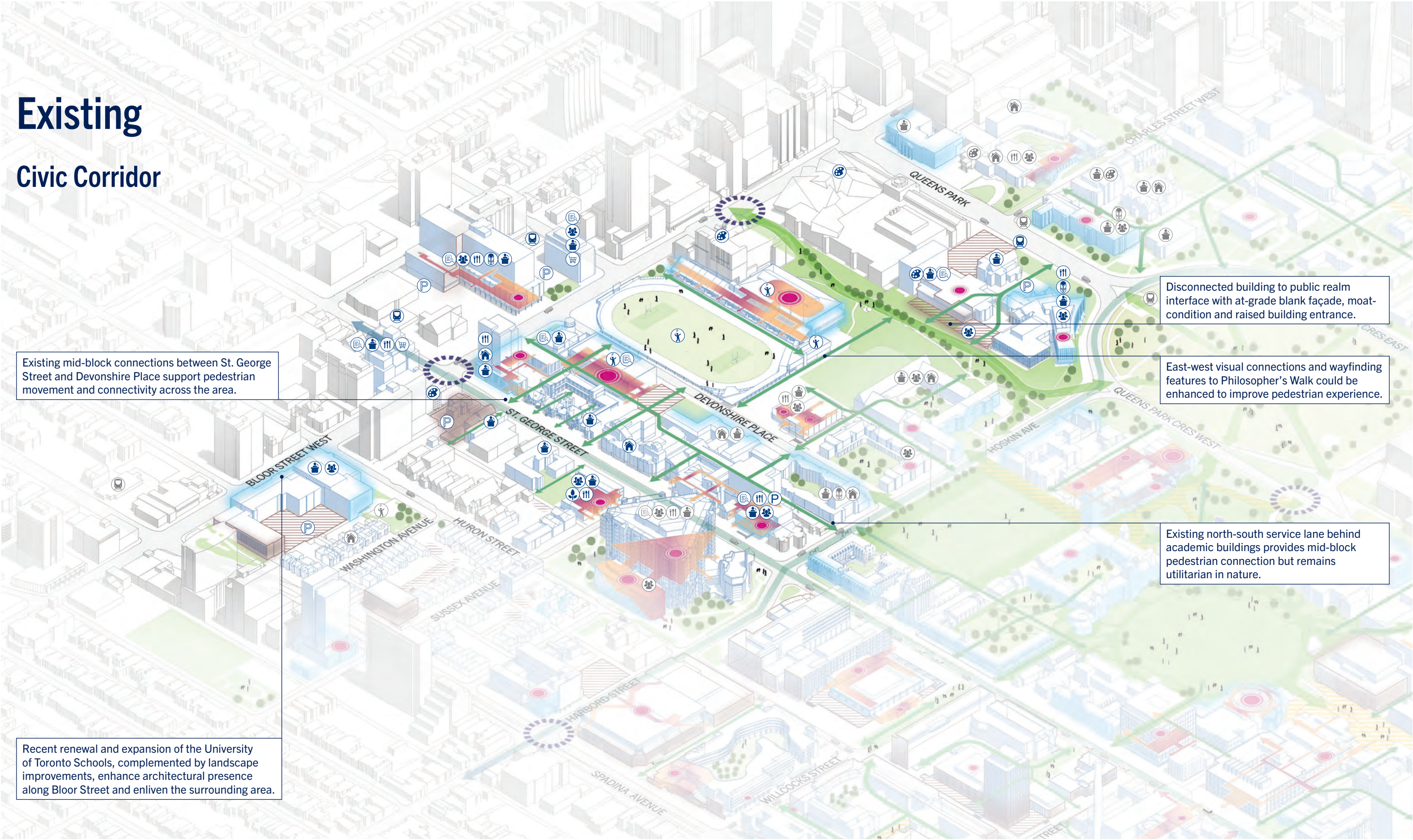


Existing Context

Located within the northwest and northeast quadrants, this area aligns with Bloor Street West, portions of St. George Street and Queen's Park Secondary Plan Character Areas, and functions as a transition between adjacent areas to the west and north of campus.

- Anchored by Bloor Street, this area introduces a variety of activities and an urban character to the public realm that connects institutions and contributes to a vibrant streetscape.
- The area is characterized by a mix of cultural, academic and athletic uses within free-standing buildings and landscaped lots, expressed through a range of building forms and architectural styles.
- Numerous University buildings contribute positively to Bloor Street including Woodsworth Student Residence, and the heritage-designated Jackman Humanities Building with active retail and heritage-designated Munk School with the award-winning and active Goldring Centre for High Performance Sport which draws in the University and broader community.
- University presence along the corridor is uneven, with potential for buildings and open spaces, such as Varsity Centre, Varsity Arena and OISE having more grade-related presence along Bloor Street and connection with Philosopher's Walk.
- The area supports St. George Street north of Harbord, characterized by former mansions and landscaped front yards, courtyards, quadrangles and forecourts that further contribute to the infill quality of the area, which accommodates large volumes of pedestrians and cyclists moving north-south and east-west.
- The recent University of Toronto Schools Renewal project at Huron Street and Bloor Street West, reinforces the significant opportunity for revitalization of the northwest corner of the University at 371 Bloor Street West, within a major transit corridor, currently underutilized with surface parking predominating the site.

Existing Civic Corridor



Existing mid-block connections between St. George Street and Devonshire Place support pedestrian movement and connectivity across the area.

Disconnected building to public realm interface with at-grade blank façade, moat-condition and raised building entrance.

East-west visual connections and wayfinding features to Philosopher's Walk could be enhanced to improve pedestrian experience.

Existing north-south service lane behind academic buildings provides mid-block pedestrian connection but remains utilitarian in nature.

Recent renewal and expansion of the University of Toronto Schools, complemented by landscape improvements, enhance architectural presence along Bloor Street and enliven the surrounding area.

Transformational Projects

Recent projects have advanced the vision for this area within the Structure Plan, reinforcing the University’s commitment to design excellence, heritage stewardship and sustainability. Collectively, these initiatives have:

- Strengthened the campus-city interface
- Demonstrated the University’s commitment to high-quality architecture, heritage renewal, and innovation in climate-positive design
- Enhanced the public realm and streetscape experience

Notable Projects include:



Photo by Michael Baker

Goldring Centre for High Performance Sport (2014)

Prominently situated at the intersection of Bloor Street and Devonshire Place, the Goldring Centre reinforces an athletic precinct along the northern edge of campus. Conceived as a hub integrating sports science research, medicine and education, the facility consolidates specialized athletic programs while providing students, varsity athletes and the broader community with access to world-class training facilities and support services. The transparent façade at upper levels engages views to and from activities programmed at the adjacent Varsity Centre.

University of Toronto Schools Renewal (2022)

The renewal, restoration and expansion has catalyzed the revitalization of the northwest corner of campus. The project renovates the east portion of 371 Bloor Street West heritage building while introducing a contemporary expansion that provides new learning spaces, a large auditorium and below grade gymnasium. The addition overlooks the adjacent parkette and sheltered accessible entrance.



Photo by University Planning



Rendering by Montgomery Sisam Architects

Innis College Renewal & Expansion (Under Construction)

Through sensitive infill, this project expands student services and programs while revitalizing the surrounding public realm in keeping with the low-rise residential context. The expansion introduces flexible and inviting spaces, including new study areas, a student learning centre, commuter lounge and an expanded multipurpose café opening onto the courtyard. The project also reinvigorates the Sussex Avenue frontage, reinforces connections to the courtyard and improves the College’s amenity space and accessibility.



Rendering by MJMA & Patkau Architects

Academic Wood Tower (Under Construction)

A second phase to the Goldring Centre, the Academic Wood Tower will provide new academic and administrative space for multiple faculties and University departments with synergies in the area. The project demonstrates the University’s leadership in sustainability through the use of mass timber construction, serving as a highly visible example of innovative tall wood building technology. Positioned along the northern edge of campus, the tower will reinforce the gateway connection to the campus along Devonshire Place to the historic core.



Rendering by Kongats Architects

New Academic Building at Woodsworth College (Under Construction)

This project renovates existing spaces and introduces a six-storey infill development, reinforcing Woodsworth College as a hub for academic and community life. The expansion will improve accessibility and provide classrooms, seminar rooms, a learning commons, study spaces, offices and new common and event spaces that support the College’s mission of fostering a collaborative and inclusive student community.

Future Evolution

Future planning and development in this area would benefit from prioritizing connection to the City to support a vibrant public realm and complement the corridor’s institutional and cultural character, while reinforcing the University’s welcoming presence along Bloor Street.

- Evolution of the Civic Corridor envisions strengthening the campus–city interface by fostering active ground floor uses, engaging landscaped streetscapes and buildings that contribute to an improved animated pedestrian experience through architectural interest and diversity.
- Potential enhancements to address accessibility, the pedestrian experience and built-form relationships with adjacent open spaces, including enhanced north–south connections through Philosopher’s Walk — an important green connection between Bloor Street West and the Central Campus Character Area — as well as east–west connections linking Philosopher’s Walk with Devonshire Place, which is identified as a future potential shared street.
- The area anticipates maintaining a mix of low- and mid-scale buildings, punctuated by taller elements along Bloor Street.
- Gateway sites are important to well-consider and establish clear, legible entry points into the campus, through architectural articulation, landscape design and the potential for outdoor art at key intersections.
- 90 Queen’s Park provides an opportunity to enhance the public realm along Queen’s Park, foster civic engagement and strengthen the University’s presence and connection to the Bloor Street cultural corridor and neighbouring institutions.
- Future enhancements to the area through new development, infill and building renewal opportunities will incrementally provide additional space to meet the University’s academic mission as well as improve street presence and connections through campus.
- The Bloor Street West and Spadina Avenue corner is envisioned as a significant opportunity to create a primary campus gateway. Intensification of the site envisions the provision of much-needed university housing along with a mix of academic, institutional and retail uses with low- to mid-scale buildings punctuated by taller elements. This would also create a sense of arrival, welcome, permeability and connectivity within the block between campus and city.

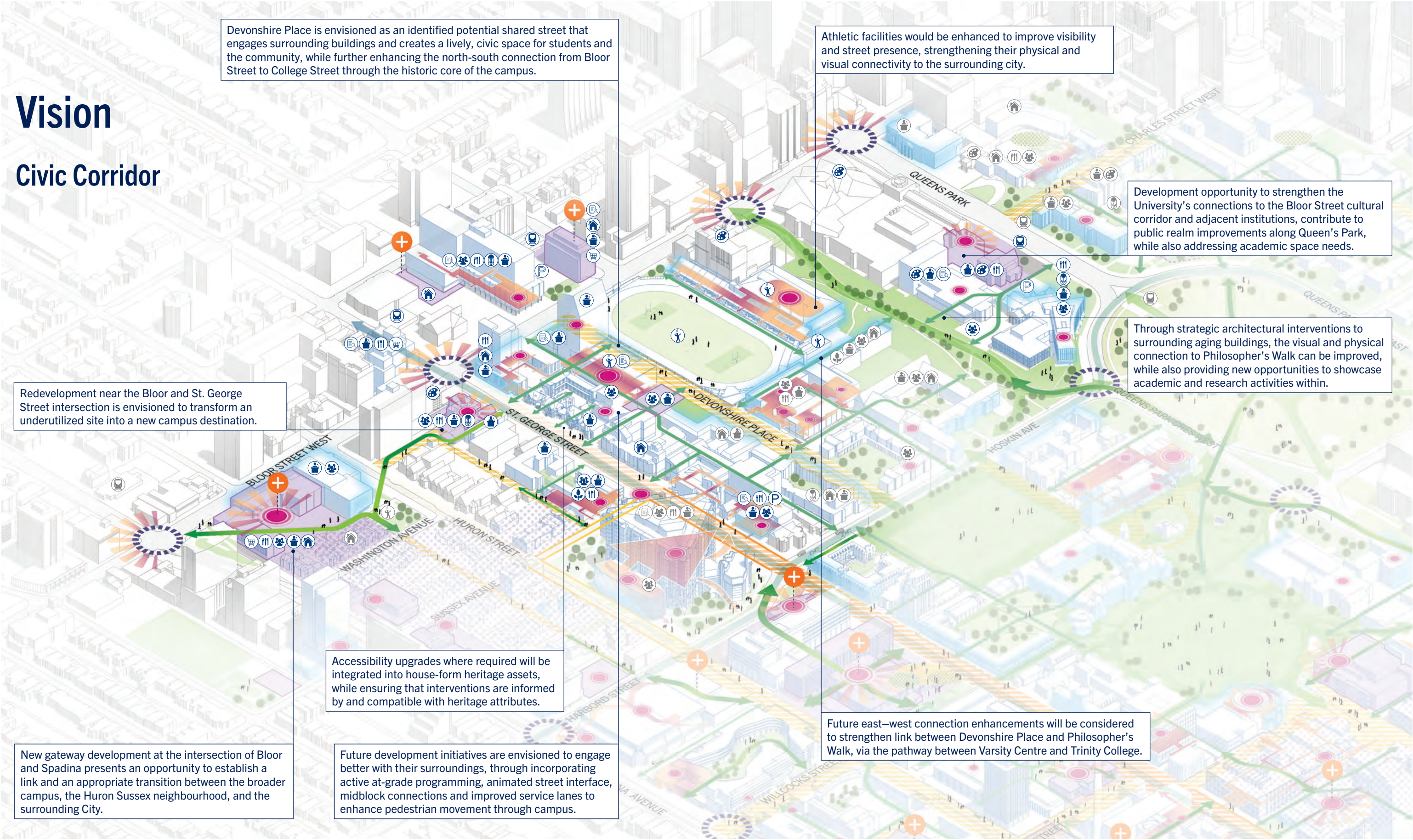


AREA-SPECIFIC CONSIDERATIONS
CIVIC CORRIDOR

Photo by Nicholas Iwanyshyn

Vision

Civic Corridor

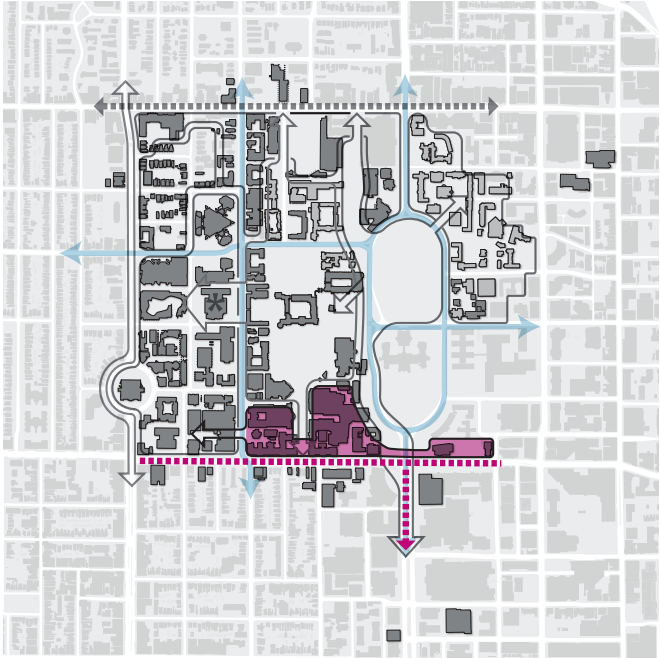
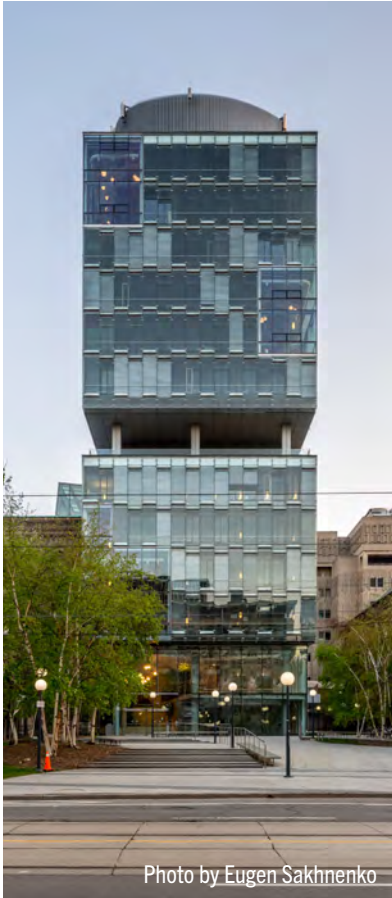


Innovation Corridor

Advancing a visible and connected research precinct along College Street, the Innovation Corridor strives to strengthen the University's connection with the Health Sciences District while fostering a more integrated, dynamic urban environment and innovation community.

IMAGE

CCRM's Centre for Cell and Vector Production, a partnership with University Health Network at MaRS Centre, West Tower. Photo by Johnny Guatto.

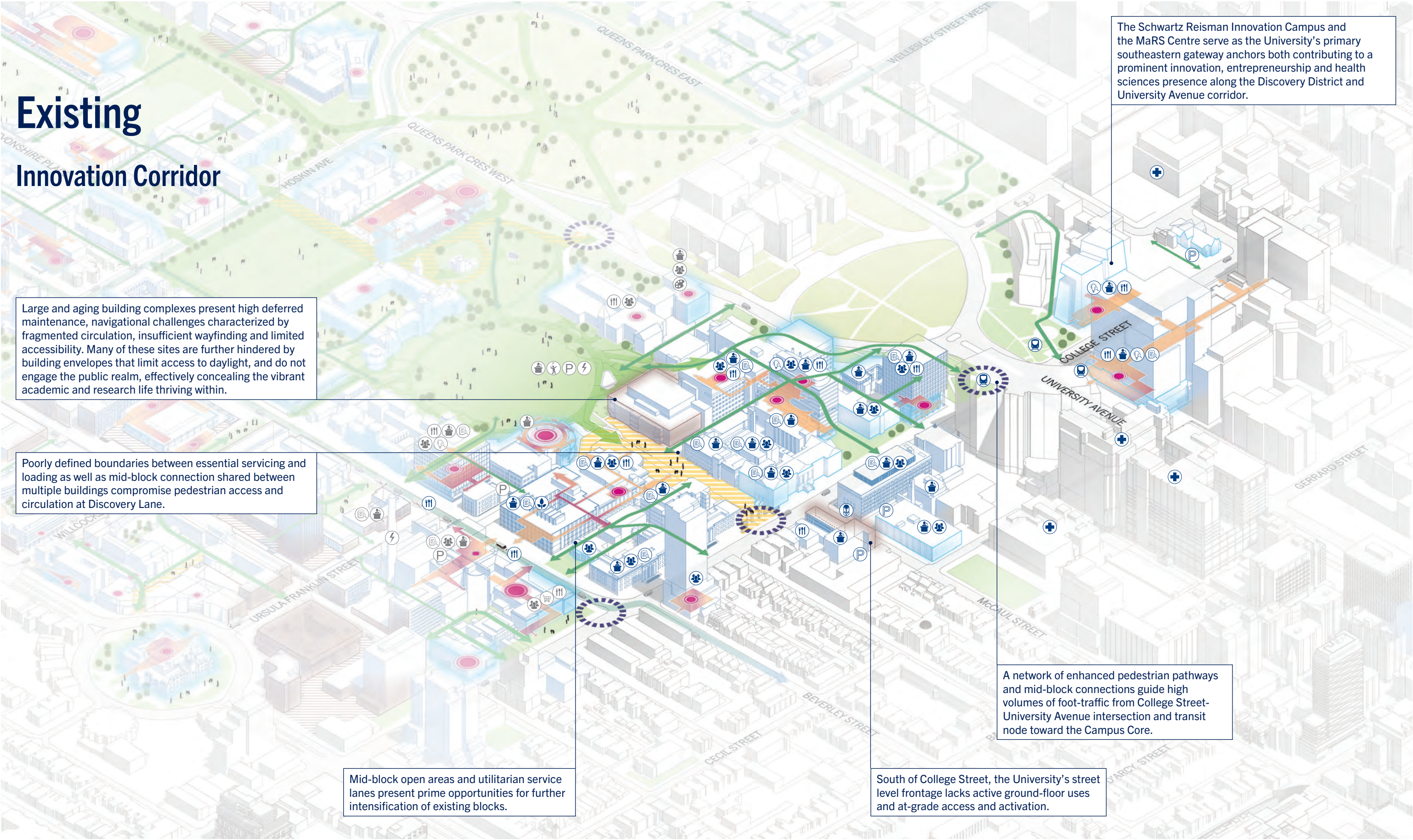


Existing Context

Located within the southeast and southwest quadrants, this area aligns with the College Street Secondary Plan Character Area and serves as a transition between the University’s campus presence along College Street to the City.

- The area is characterized by a strong University presence in research, particularly in the fields of engineering, medical and health sciences.
- The University’s participation in the MaRS Discovery District and development of the Schwartz Reisman Innovation Campus at this significant southern campus gateway anchor and support UofT’s role in innovation within the Health Sciences District that serves the downtown innovation community and the cluster of hospitals and biomedical research institutions.
- Moving west from University Avenue, recognizing College Street as the historic southern boundary of the campus, the north side of College Street is defined by a strong campus edge and streetwall of generally low and mid-scale institutional buildings, punctuated by taller elements.
- Buildings along the north side of College Street typically have large footprints, monumental scale and are set back from the right-of-way creating a generous public realm with formal entrances oriented toward the street.
- Mid-block connections to the rear of buildings provide east–west pedestrian routes complemented by more formal north–south connections to the Central Core.
- Along the south side of College Street, University presence transitions to adjacent neighbourhoods, with built form characterized by a mix of low-scale, mid-scale institutional uses and tall buildings.
- Several buildings present raised entrances, inactive ground floors and poor retail conditions limiting street-level vibrancy and an active public realm.
- Aging buildings and deferred maintenance present both challenges and opportunities for renewal, heritage conservation and redevelopment for institutional purposes.





Existing Innovation Corridor

Large and aging building complexes present high deferred maintenance, navigational challenges characterized by fragmented circulation, insufficient wayfinding and limited accessibility. Many of these sites are further hindered by building envelopes that limit access to daylight, and do not engage the public realm, effectively concealing the vibrant academic and research life thriving within.

Poorly defined boundaries between essential servicing and loading as well as mid-block connection shared between multiple buildings compromise pedestrian access and circulation at Discovery Lane.

Mid-block open areas and utilitarian service lanes present prime opportunities for further intensification of existing blocks.

South of College Street, the University's street level frontage lacks active ground-floor uses and at-grade access and activation.

A network of enhanced pedestrian pathways and mid-block connections guide high volumes of foot-traffic from College Street-University Avenue intersection and transit node toward the Campus Core.

The Schwartz Reisman Innovation Campus and the MaRS Centre serve as the University's primary southeastern gateway anchors both contributing to a prominent innovation, entrepreneurship and health sciences presence along the Discovery District and University Avenue corridor.

Transformational Projects

Recent projects have advanced the vision for this area within the Structure Plan by improving connections to open spaces, the public realm and the city while fostering engagement across the campus and broader community. Collectively, these initiatives have:

- Reinforced campus gateways and the University’s welcoming presence at our southern campus edge
- Activated ground floors, enhancing the public realm
- Provided essential new space to support UofT’s academic mission
- Supported a more connected, visible and dynamic area as the University and City connect

Notable Projects include:



Photo by Johnny Guatto

Schwartz Reisman Innovation Campus West (2023)

The Schwartz Reisman Innovation Campus West is the first phase of a broader development that establishes the country’s largest university-based innovation hub. Located at the southeast corner of the campus, the project strengthens the University’s leadership in research and innovation by creating space for industry partnerships, entrepreneurship and interdisciplinary collaboration. The building features a light-filled, versatile lobby with informal seating, a café and market and flexible pre-function conference and multipurpose spaces. It anchors a key campus gateway while connecting with the community through a bold architectural presence, transparent façades and public realm improvements, that activate the ground plane and support innovation within Toronto’s Discovery District.

FitzGerald Building Revitalization (2024)

A prominent heritage structure along College Street has been carefully restored and revitalized to better serve the University community. The project consolidates administrative functions previously dispersed across campus while introducing shared workspaces, conference and meeting rooms and a central atrium that encourages collaboration. Enhancements to the building’s interface with the street and its relationship to the public realm reinforce the campus edge along College Street.



Photo by University Planning



Photo by Eugen Sakhnenko

Health & Wellness Centre at Koffler Student Services Centre (Under Renovation)

Responding to recommendations from the University of Toronto’s Presidential and Provostial Task Force on Student Mental Health (2020), this renovation provides ‘one door’ access to student support and care on campus by integrating Mental Health, Primary Care and Health Promotion Programs to model an interdisciplinary shared care approach to services. The project reinforces the University’s commitment to student well-being while anchoring the gateway at College and St. George Streets. Improvements include enhanced accessibility, clearer circulation and wayfinding, and an improved St. George Street entrance to support barrier-free access.



Photo by Salina Kassam

Temerty Building (In Progress)

Located at the southeast corner of King’s College Circle, directly across from Convocation Hall, the Temerty Building will support a welcoming gateway for the life sciences community and reinforce the King’s College Road promenade. Designed in dialogue with the Central Campus Character Area and the revitalized landscape of the Landmark Project, the building will feature an open, porous ground level that engages the public realm and supports all University convocations. State-of-the-art facilities will bolster research and learning, interdisciplinary collaboration and ties with affiliated hospitals.

Future Evolution

Future planning and development in this area seeks to promote the University’s presence along the Innovation Corridor while improving connectivity and engagement with the City to support an integrated and dynamic research and innovation hub.

- Future development north of College Street is anticipated to introduce mid-scale and taller institutional buildings while maintaining generous landscaped setbacks and reinforcing its institutional campus character.
- Opportunities to showcase research, teaching, innovation and campus life through more visible, engaging and inspiring building frontages and landscaped streetscapes are encouraged.
- Future new development envisions interdisciplinary collaboration and partnerships, while enhancing key gateways, activating mid-block connections and improving street frontages along College Street.
- Building on the momentum of Schwartz Reisman Innovation Campus West, the next development phase aspires to strengthen the ecosystem in which AI and bio-medical innovations increasingly converge which will advance UofT as a global leader through its support of student entrepreneurs, faculty and founders in their innovative research and entrepreneurial endeavors.
- Additional university housing along College Street, such as Campus One at 253 Beverley Street, presents an opportunity to help address student housing demand at the St. George Campus.
- The Spadina Avenue and College Street corner, a significant opportunity to anchor a new campus gateway and destination, envisions future revitalization of the block that supports a variety of institutional needs, including academic space, university housing and innovation space encouraging partnerships, multi-disciplinary collaboration and new open space to contribute to public life where campus meets city.



IMAGE
UofT Entrepreneurship (UTE) held the inaugural AcceleratorFest at the Schwartz Reisman Innovation Campus. Photo by Alyssa K Faoro.

Vision

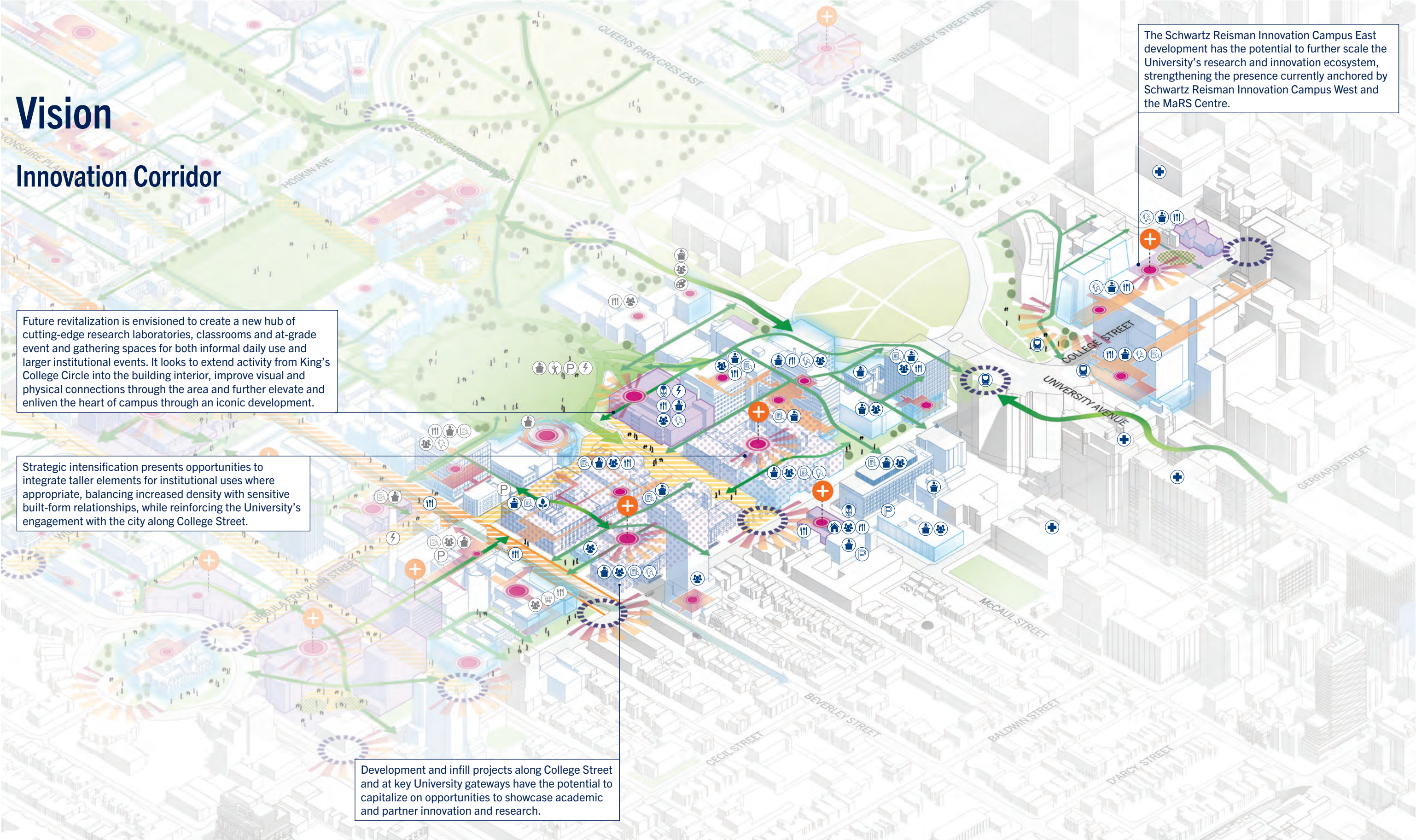
Innovation Corridor

Future revitalization is envisioned to create a new hub of cutting-edge research laboratories, classrooms and at-grade event and gathering spaces for both informal daily use and larger institutional events. It looks to extend activity from King's College Circle into the building interior, improve visual and physical connections through the area and further elevate and enliven the heart of campus through an iconic development.

Strategic intensification presents opportunities to integrate taller elements for institutional uses where appropriate, balancing increased density with sensitive built-form relationships, while reinforcing the University's engagement with the city along College Street.

Development and infill projects along College Street and at key University gateways have the potential to capitalize on opportunities to showcase academic and partner innovation and research.

The Schwartz Reisman Innovation Campus East development has the potential to further scale the University's research and innovation ecosystem, strengthening the presence currently anchored by Schwartz Reisman Innovation Campus West and the MaRS Centre.



4/ CONCLUSION



Photo by Eugen Sakhnenko

As part of the three-part UTSG Campus Plan compendium, Part 2: Built Form establishes a framework for the physical evolution of the St. George Campus, working in concert with Parts 1 and 3.

Grounded in the vision, guiding priorities, driving values and Structure Plan set out in Part 1, it advances a cohesive approach to campus development – one that supports a connected, inclusive and resilient academic environment while accommodating growth and change. Together, the three parts provide a coordinated foundation for decision-making, ensuring that future development, public realm improvements and infrastructure investments are aligned and mutually reinforcing.

Completed Capital Projects

This framework builds upon the University’s legacy in city building, heritage stewardship and design excellence.

Projects delivered since 2011 highlighted how recent investments have transformed sites across campus into vibrant and high-performing spaces and facilities.

- Capital Projects Completed Since 2011 Campus Plan
- 1

Lassonde Mining Innovation Suite | 2011
- 2

Rotman School of Management Expansion| 2012
- 3

Munk School of Global Affairs | 2012
- 4

Golding Centre for High Performance Sport | 2014
- 5

Jackman Law Building | 2016
- 6

Myhal Centre for Engineering Innovation & Entrepreneurship | 2018
- 7

Jackman Institute of Child Study | 2018
- 8

John H. Daniels Faculty of Architecture, Landscape & Design | 2018
- 9

Single Family Dwelling & Laneway Infill Housing | 2020
- 10

Student Commons | 2021
- 11

University College Revitalization | 2021
- 12

Robarts Common | 2022
- 13

University of Toronto Schools Renewal | 2022
- 14

Schwartz Reisman Innovation Campus West | 2023
- 15

Experiential Learning Commons | 2023
- 16

FitzGerald Building Revitalization | 2024
- 17

Landmark Project | 2024
- 18

Ziibiing Indigenous Landscape | 2024
- 19

Oak House | 2025

- Capital Projects Under Construction, as of 2026
- C1

New Academic Building at Woodsworth College
- C2

Health & Wellness Centre at Koffler Student Services Centre
- C3

OISE 5th Floor Terrace
- C4

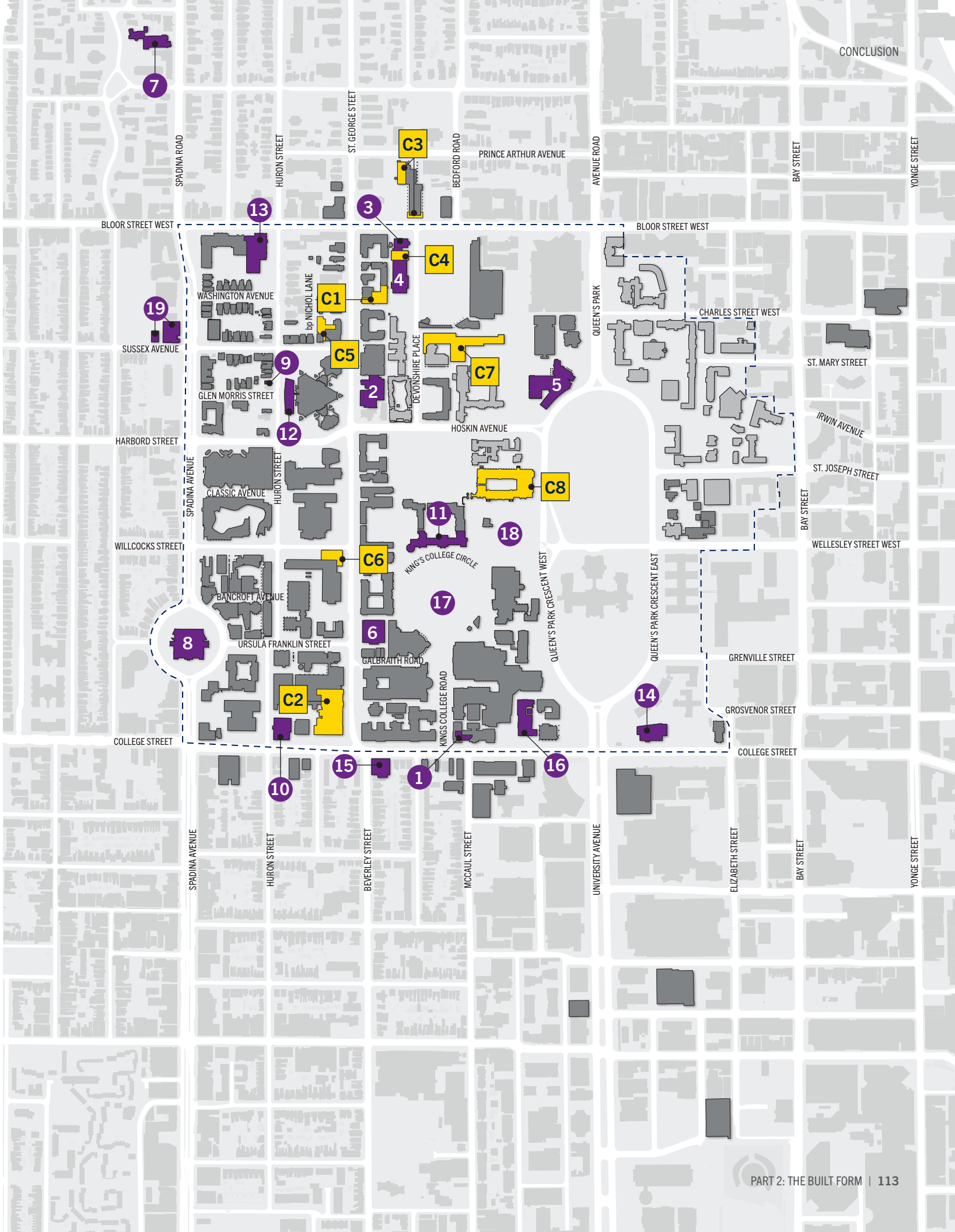
Academic Wood Tower
- C5

Innis College Renewal & Expansion
- C6

Lash Miller Building Expansion
- C7

Lawson Centre for Sustainability at Trinity College
- C8

Hart House Infrastructure Renewal - Phase 1



Selected Awards

These projects affirm the University’s leadership in shaping an award-winning and architecturally significant campus environment, while continuing its legacy of design excellence and city building as we approach our **Bicentennial in 2027**.

Lassonde Mining Innovation Suite (Completed 2011)

2013 | Heritage Toronto - Heritage Toronto Awards: William Greer Architectural Conservation and Craftsmanship Nominee

2015 | Ontario Association of Architects - Design Excellence Award

Rotman School of Management Expansion (Completed 2012)

2012 | Ontario Concrete Awards - Architectural Merit

2013 | Pug Awards - Honorable Mention, 3rd Place in Commercial & Institutional

2014 | Architectural Record - Good Design is Good Business Award

2014 | Azure Magazine - Award of Merit

2014 | Chicago Athenaeum Museum of Architecture and Design - International Architecture Award

2014 | Royal Architectural Institute of Canada - Governor General’s Medals in Architecture, Medalist

Munk School of Global Affairs at the Observatory (Completed 2012)

2015 | Heritage Toronto - Heritage Toronto Awards: William Greer Architectural Conservation and Craftsmanship, Award of Merit

Golding Centre for High Performance Sport (Completed 2014)

2015 | City of Toronto - Urban Design Awards: Award of Excellence

2015 | Ontario Association of Architects - Design Excellence Award

Jackman Law Building (Completed 2016)

2013 | Canadian Architect - Award of Excellence

Myhal Centre for Engineering & Entrepreneurship (Completed 2018)

2019 | City of Toronto - Urban Design Awards: Award of Merit, Public Buildings in Context

John H. Daniels Faculty of Architecture Landscape & Design (Completed 2018)

2013 | Boston Society of Architects - Unbuilt Architecture Award

2015 | Association of Consulting Engineering Companies - Canadian Consulting Engineering Awards: Award of Excellence

2015 | Society of American Registered Architects -Silver Award of Honor

2017 | CISC Ontario Steel Design - Award of Excellence

2017 | Interior Design Magazine - Best of Year Awards: Higher Education Category

2017 | The Plan Awards - Honorable Mention

2018 | AIA New York - Architecture Honor

2018 | Fast Company Innovation by Design - Space, Places, and Cities - Finalist

2018 | The Architect’s Newspaper - 2018 AN Best of Design Awards - Building of the Year - Finalist

2018 | The Architect’s Newspaper - 2018 AN Best of Design Awards - Education - Winner

2019 | AIA’s Committee on the Environment - COTE Top Ten Awards

2019 | Architectural Conservancy Ontario - Paul Oberman Award for Adaptive Re-use

2019 | Canadian Society of Landscape Architects - 2019 National Award: Small-Scale Public Landscapes Designed by a Landscape Architect

2019 | City of Toronto - Urban Design Awards: Award of Excellence, Public Buildings in Context

2019 | Heritage Toronto - Heritage Toronto Awards: Built Heritage

2019 | Ontario Heritage Trust - Lieutenant Governor’s Ontario Heritage Award for Excellence in Conservation

Single Family Dwelling & Laneway Infill Housing (Completed 2020)

2021 | Sustainable Architecture & Building Magazine (SAB) - Canadian Green Building Awards: Residential (Small) Award

2023 | Ontario Wood WORKS! 2023 Wood Design Award

University College Revitalization (Completed 2021)

2021 | Canadian Interiors Magazine - Best of Canada Award

2021 | Architectural Conservancy of Ontario - Peter Stokes Restoration Award: Large-Scale/Team/Corporate

2021 | Ontario Library Association - Library Architectural and Design Transformation Award

2022 | Ontario Association of Architects - Design Excellence Award

Robarts Common (Completed 2022)

2022 | Canadian Institute of Steel Construction Ontario Steel Awards for Excellence in Steel Construction – Renovation and Retrofit Projects

Schwartz Reisman Innovation Campus West (Completed 2023)

2022 | Ontario Concrete Awards - Architectural Merit

2023 | Precast/Prestressed Concrete Institute (PCI) Design Awards: Best Higher Education / University Building

2023 | Urban Toronto - Best of 2023: Winners of the 10th Annual Urban Toronto Year-End Poll: 20-24 Storeys

2024 | Society of American Registered Architects, New York - 2024 SARANY Awards – Design Award of Honor

2024 | 2024 AIA Tri-State Conference Design Awards: Excellence Award

2025 | AIA New York - Design Awards: Educational - Merit

2025 | Chicago Athenaeum Museum of Architecture and Design - American Architecture Award: Schools and Universities & International Architecture Award: Schools and Universities

2025 | Society of American Registered Architects - National Professional Design Awards: Award of Merit

2025 | The Plan Awards - The Plan Awards: Education, Shortlist

2026 | Ontario Association of Architects - Design Excellence Award

FitzGerald Building Revitalization (Completed 2024)

2025 | Heritage Toronto - Heritage Renewal for Academic Innovation

Landmark Project (Completed 2024)

2023 | Canadian Architect - Photo Award of Excellence

2025 | City of Toronto - Urban Design Awards: Award of Merit, Large Places and/or Neighbourhood Designs

2025 | METROPOLIS Planet Positive Awards - Winner: Landscape

2025 | The Architect’s Newspaper - 2025 Best of Design Awards: Higher Education—Recreation & Leisure

2026 | Ontario Association of Architects - Design Excellence Award Finalist

Ziibiing Indigenous Landscape (Completed 2024)

2024 | AIA Canada Society - 2024 Design Awards: Award of Merit - Community-Engaged Category

2025 | City of Toronto - Urban Design Awards: Award of Excellence, Small Open Spaces

2026 | Ontario Association of Architects - Design Excellence Award Finalist

Lawson Centre for Sustainability, Trinity College (Under construction)

2025 | Holcim Awards - Holcim Foundation Awards 2025: Best Practice in Sustainability Design: Regional Winner North America

Academic Wood Tower (Under construction)

2019 | Canadian Architect - Award of Excellence

New Academic Building at Woodsworth College (Under construction)

2021 | Canadian Architect - 2021 Award of Merit

Potential Development Site Opportunities

Looking ahead, the identification of potential future development sites signals a commitment to ongoing strategic renewal, balanced intensification, and an adaptive and evolving campus while recognizing the potential emergence of new priorities and development sites, academic needs, partnerships and opportunities over time within a responsive planning context.

Potential Development Site Opportunities (2026)

NORTHWEST QUADRANT

NW-1

371 Bloor Street West

NW-2

Spadina-Sussex Block

NW-3

160-162 St. George Street

NW-4

44-56 Harbord Street

NW-5

Spadina-Glen Morris Block

NW-6

Sussex Mews

NW-7

Huron Sussex Infill Housing

NORTHEAST QUADRANT

NE-1

90 Wellesley Street West

NE-2

84 - 90 Queen's Park Crescent

NE-3

90 Devonshire Place

NE-4

65 Prince Arthur

NE-5

246 Bloor Street West

NE-6

35 Charles Street West

NE-7

730 Yonge Street

SOUTHWEST QUADRANT

SW-1

487, 563 Spadina Avenue

SW-2

215 Huron Street,
19 Ursula Franklin Street

SW-3

25 Harbord Street

SW-4

100 St. George Street

SW-5

50 St. George Street

SW-6

College-Spadina Block

SOUTHEAST QUADRANT

SE-1

88-100 College Street

SE-2

200 College Street

SE-3

5 King's College Road

SE-4

12 Queen's Park Crescent West

SE-5

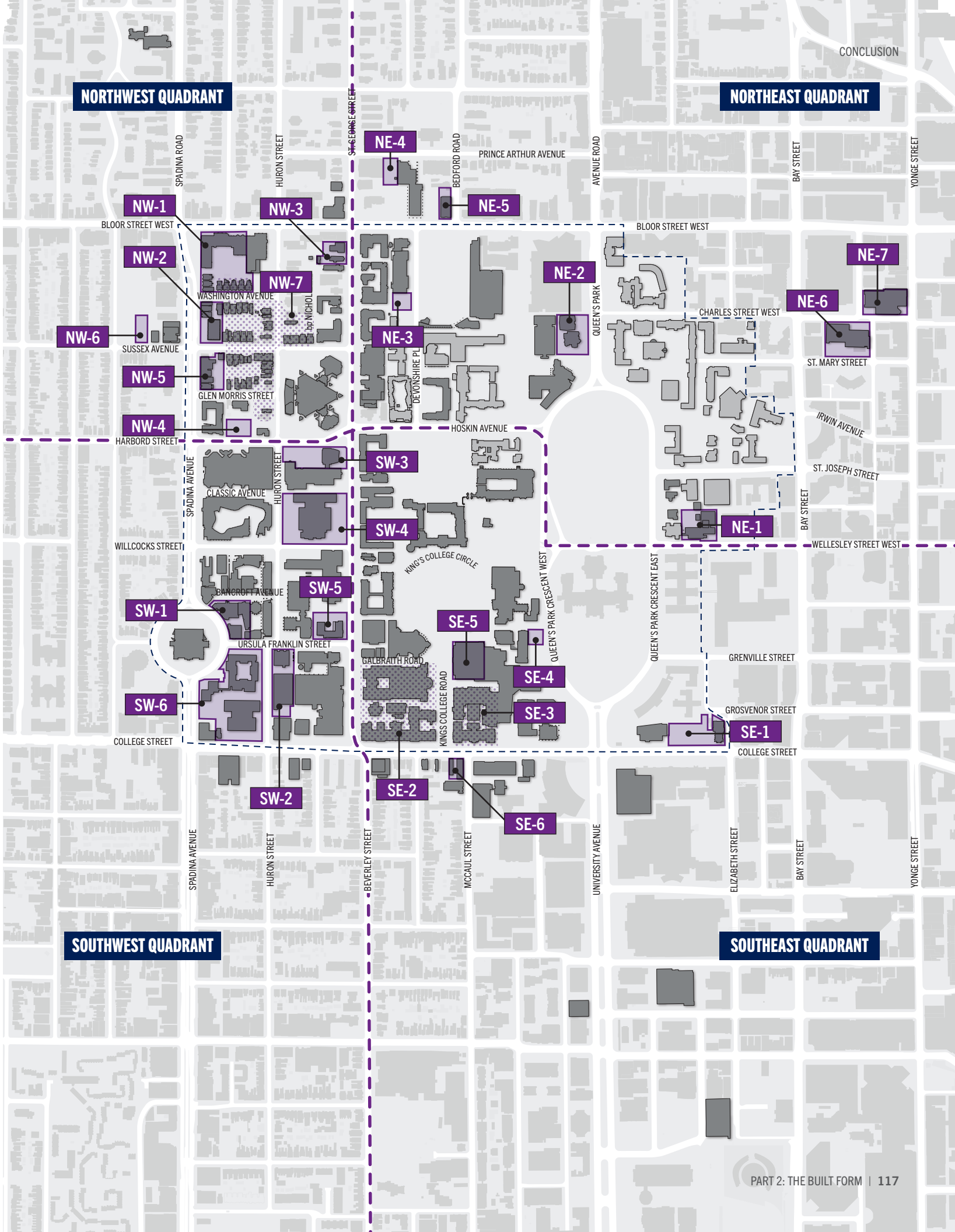
1 King's College Circle

SE-6

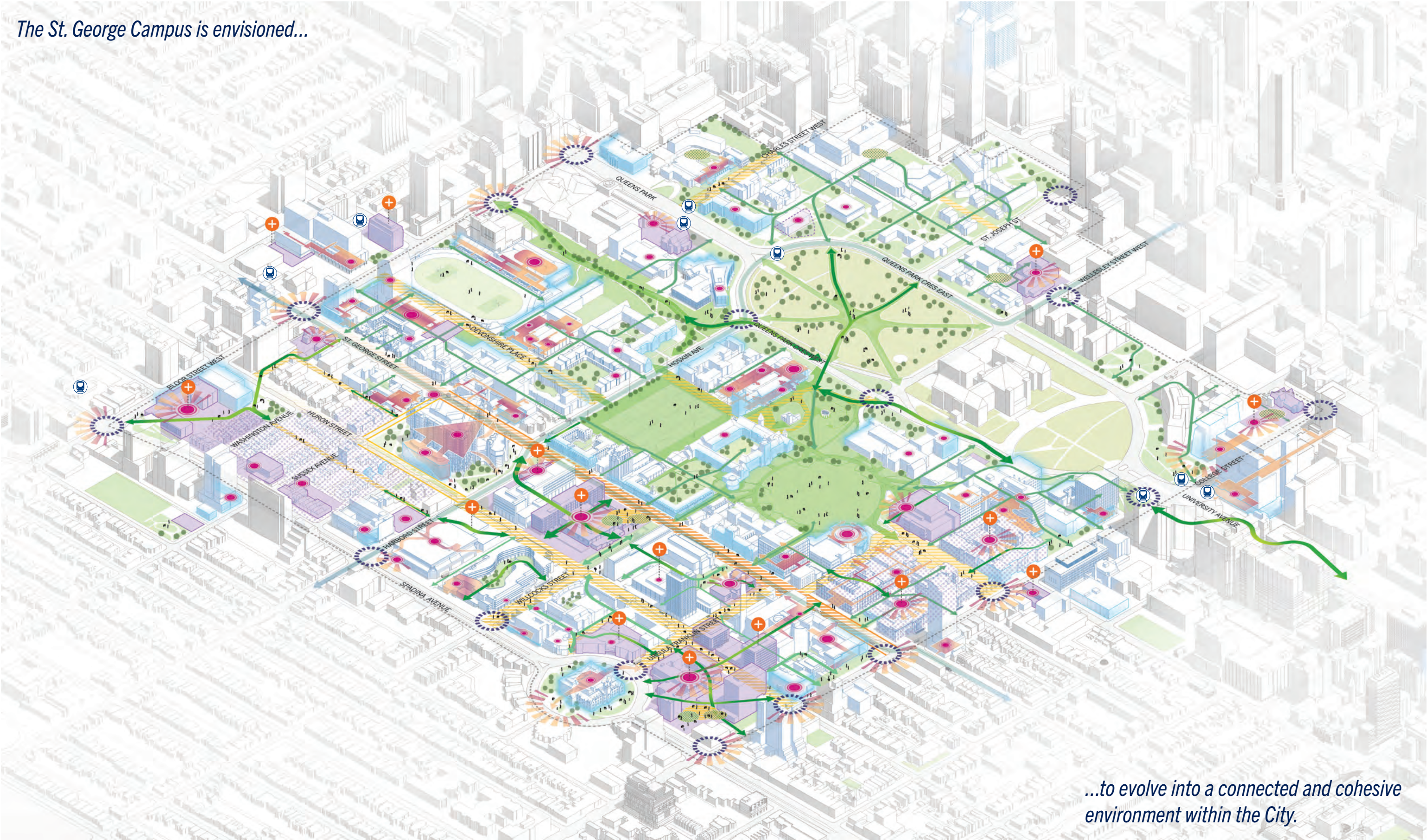
167-171 College Street

Potential Infill Development Opportunity Area (2026)

Ultimately, Part 2 provides a framework that balances continuity and change, enabling innovation and transformation and supporting the evolution of a more cohesive and legible campus fabric, one that enhances campus life and fosters academic excellence.



The St. George Campus is envisioned...



...to evolve into a connected and cohesive environment within the City.





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University Planning

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ST. GEORGE 2040

University of Toronto St. George Campus Plan
Part 2: Built Form

Summer 2026 | updc.utoronto.ca

COVER IMAGE:

Interior photo of the Daniels Building at One Spadina Crescent. Photo by Daniels Faculty of Architecture, Landscape & Design.