

# **Landmark Committee Project Planning Report**

**September 15, 2014**



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## ***I. Executive Summary***

The historic core of the University of Toronto Campus is centred on four distinct and interrelated open spaces: Front Campus including King's College Circle, Hart House Circle, Sir Daniel Wilson Quadrangle and the Back Campus. Framed by heritage buildings, monuments and pathways, these spaces constitute the heart of the campus and provide important spaces of connection, gathering, and ceremony, and allow for a variety of active and passive uses.

The University of Toronto St. George Campus Open Space Master Plan (1999), *Investing in the Landscape*, recognized each of these spaces as significant in the overall campus landscape and, using them as "demonstration" sites, made recommendations for their enhancement.

Following the conclusion of the Open Space Master Plan, *The Users' Committee for the Demonstration Project of King's College Circle Precinct* (2000) was struck, resulting in a two-part design plan for the Front Campus area and the implementation of the first phase of King's College Circle Precinct. Phase One included the addition of a new gateway at College Street and significant upgrades to King's College Road and pedestrian connections between St. George Street and King's College Circle. Although schematic plans were prepared for a reconfigured King's College Circle and Convocation Plaza, these plans were not achievable within the funding available at that time.

More recently, the 2011 St. George Campus Master Plan has reiterated the importance of moving forward with improvements to the historic campus and its open spaces.

Within this context, the Landmark Committee was formed to make recommendations for the revitalization of King's College Circle/Front Campus, Sir Daniel Wilson Quadrangle, Hart House Circle and the Back Campus/Tower Road to ensure comprehensive planning and integrated design for the precinct.

While the St. George Campus historic core includes some of the institution's most iconic buildings and landscapes, its overall physical design could be improved to provide a consistently memorable experience. In doing so it can play a significant role in attracting the best faculty and students, providing opportunities for planned and serendipitous learning, and facilitating interaction between all constituencies in the U of T community as part of their everyday activities.

This report of the *Landmark Committee* proposes principles and recommendations that will support the production of a Century Plan for the historic centre of campus that provides for its functional requirements, while enhancing the campus through the consideration of the surrounding historic buildings, views and gateways, landscaping and planting, lighting, seating, and other design elements.

When the Committee began the process of evaluating the historic campus, it was clear that many aspects of the precinct were not just treasured for their beauty and history, but also for their use, especially Convocation and organized sport. Other spaces, however, function inadequately or

detract from the experience of the campus. Some need to better address their contextual and heritage references, while others need to improve connections and provide a safer and more inviting environment.

The Committee gave detailed consideration to the most important aspects of the central campus and concluded that student-oriented uses and those that enliven the space should be given highest priority. To address these needs and to develop a strategy for planning, five 'themes' were discussed by the Committee, each considering the historic campus in a holistic manner: *Symbolic Sense of Place, Events, Sports and Recreation, Circulation, Access and Servicing*.

Incorporating these five broad 'themes', and being mindful of the historic nature of campus and the needs of its users, eight specific principles are proposed to guide the Plan:

1. Improve the Pedestrian Experience
2. Create Animated Public Spaces
3. Support Events, especially student events.
4. Enhance Green Space
5. Remove Surface Parking from King's College Circle, Hart House Circle and Tower Road
6. Limit Traffic on King's College Circle and Hart House Circle to Drop-offs and Servicing
7. Enhance Wayfinding
8. Provide for Discrete Servicing and Access to all Buildings and Landscapes

Concept plans for the Front Campus and Hart House Circle included as demonstration sites in *Investing in the Landscape*, and in work prepared by Andropogon Landscape Architects provided guidance in the identification of opportunities for this campus precinct.

Each of these design schemes starts with the assumption that parking can be managed elsewhere. However, it has been demonstrated that parking in this location is currently in high demand. While this Committee recommends that surface parking be removed from King's College Circle, Hart House Circle and Tower Road, relocation of removed spaces will be required by municipal bylaw, and all possible locations within close proximity of the precinct should be investigated.

Further, any future Plan must respond to the City Council directive that requires City staff to evaluate the potential heritage designation of the Front and Back Campuses. As the Council directed such an evaluation should be undertaken at the completion of the Back Campus fields project – and this project is nearing completion - it should be assumed that such an evaluation may be undertaken at any time going forward.

In conclusion, the Committee recommends that consultants be engaged to prepare a Plan for the revitalization of King's College Circle and surrounding areas to achieve the goals as outlined within the *Landmark Committee Report*, being mindful of Campus Planning considerations, including existing zoning, heritage designation, sustainable design, accessibility, maintenance and upkeep.

This Plan for the historic centre should include a strategy for the removal of surface parking spaces from King's College Circle, Hart House Circle and Tower Road, and recommendations for the staging and phasing of its proposals. Once a Plan is prepared and approved, a University fundraising campaign will commence.

## ***II. Project Background***

### ***a) Membership***

Donald Ainslie, Principal, University College (Co-Chair)  
Scott Mabury, Vice-President University Operations (Co-Chair)  
Bruce Kidd, Warden, Hart House  
Suzanne Akbari, Faculty Member  
J. Dorcas Gordon, Principal, Knox College or designate  
Sandra Langlands, Acting Director, Science Libraries, UTL  
Rob Wright, Professor, Daniel's Faculty of Architecture, Landscape and Design  
Anita Comella, Assistant Dean, Faculty of Kinesiology and Physical Education  
David Platt, Representative, Soldier's Tower  
George Sumner, Principal, Wycliffe College  
Barbara Fischer, University of Toronto Public Art Committee  
Natalie Elisha, Undergraduate student representative from Hart House  
Sarah Qidwai, Undergraduate student representative from University College  
Chirag Variawa, Graduate student representative  
Munib Sajjad, President, UTSU  
David Palmer, Vice President, Division of University Advancement  
David Newman, Interim Director, Office of the Vice Provost, Students and First Entry Divisions  
Ron Soskolne, University of Toronto Design Review Committee  
Anna Luengo, College Administrator, Massey College,  
Michael J.H. Ratcliffe, Provost, Trinity College  
Heather Taylor, Director, Facilities Management and Space Planning, Faculty of Medicine  
Archana Sridhar, Assistant Provost  
Ron Swail, Assistant Vice-President, Facilities and Services  
Anne Macdonald, Director, Ancillary Services  
Steve Bailey, Director, Office of Space Management  
George Phelps, Director, Project Development  
Gail Milgrom, Director, Campus and Facilities Planning  
Stan Szwagiell, Manager, Grounds Services, Facilities and Services  
Jennifer Adams Pepper, Senior Planner, Campus and Facilities Planning  
Lisa Neidrauer, Senior Planner, Campus and Facilities Planning

### ***b) Terms of Reference***

The Project Committee is asked to prepare a report which will act as the design brief to inform the planning of a revitalization of the historic centre of the St. George campus including King's College Circle/Front Campus, Sir Daniel Wilson Quadrangle, Hart House Circle and the Back Campus/Tower Road. The work of this Project Committee will incorporate that of an already struck *Working Group for the Revitalization of Tower Road, Hoskin Avenue and Erindale Walk*. The Report of the Project Planning Committee will be considered by Governing Council, through the normal university administrative process, for governance approval and, subject to that approval, will be implemented

pending the availability of funding. It is anticipated that this project will become an important fund-raising initiative.

Specifically, incorporating principles and guidelines for campus planning as outlined in the 2011 St. George Campus Master Plan and in keeping with the goals of *Investing in the Landscape*, the Committee will make recommendations for the revitalization of King's College Circle/Front Campus, Sir Daniel Wilson Quadrangle, Hart House Circle and the Back Campus/Tower Road to ensure comprehensive planning and integrated design. All recommendations should be mindful of the heritage buildings, significant open spaces and important views (e.g. University College from the south). Though other issues might emerge in the course of its deliberations, the Committee is expected to:

1. Consider how to ensure that King's College Circle/Front Campus, Hart House Circle, Sir Daniel Wilson Quadrangle and the Back Campus/Tower Road best serves UofT students, faculty, staff, and alumni and make recommendations.
2. Make recommendations for the accommodation of visitors to the campus, tour buses, and the broader neighbourhood and City of Toronto community.
3. Identify areas of significance that should require particular design focus including opportunities for donors (i.e. in front of Convocation Hall/Simcoe Hall) and make recommendations that address both day-to-day access and provision for special events, ceremony, celebration and student gathering.
4. Make recommendations for priority access, traffic flow and accommodation for pedestrians, bicycles and vehicles (passenger, emergency, service, and accessibility); with specific recommendations regarding through-traffic across the University's Front campus area.
5. Consider the establishment of a pedestrian priority zone and its limits including the introduction of vehicular traffic calming or minimization and the reduction of surface parking, ensuring coherent and integrated circulation for pedestrians, and making reference to the University's parking by-law.
6. Identify opportunities to improve pedestrian connections to Back Campus, St. George Street, College Street, Queen's Park Crescent and Hart House Green addressing lighting, seating, green space, signage, planting and paving.
7. Make recommendations for the provision of bicycle parking with regard to location and compliance with the University's parking by-law and the Toronto Green Standard.



8. Consider the continuing use of the front campus as a playing field (limiting or expanding) and make recommendations, with specific reference to the planned expansion of usage on the new Back Campus fields of play. The Front Campus is to remain as natural turf.
9. Make recommendations, where appropriate, for the introduction of public art.
10. Address sustainable design and durability of materials and street furnishings. Materials must be environmentally sensitive and chosen by a life-cycle approach that includes consideration of their durability and environmentally appropriate maintenance.
11. Address daylight seasonality and lighting to maintain enhanced and safe landscape year round.
12. Report by June 2014

In the spring of 2013, a working group was struck to specifically examine the areas around the Back Campus: Tower Road, Hoskin Avenue, Whitney Walk and Erindale Walk. In light of the work taking place to prepare the Back Campus for the Pan Am Games, significant opportunities will be presented to improve these areas. Specific terms of reference were drafted to address these spaces:

1. Identify opportunities to create a cohesive pedestrian experience along Hoskin Avenue, Tower Road, Erindale Walk and the continuation of the path on the north side of University College, and the pathway between the western edge of the Back Campus and Whitney Hall, including lighting, seating, green space, signage, planting, paving, and public art.
2. Identify opportunities to integrate the area within the broader campus, specifically recognizing potential connections to Philosopher's Walk and routes south through the arch of Soldiers' Tower to the south part of the campus (the proposed route of the Museum Walk being developed by JMB Gallery Curator Barbara Fischer).
3. Identify access priorities for pedestrians, service vehicles, bicycles.
4. Assess current and future servicing needs along Tower Road and Laidlaw Laneway.
5. Examine the provision of vehicular and bicycle parking with respect to need in the immediate vicinity and overall campus requirements.
6. Identify opportunities to give prominence to the entrances of the Justina M. Barnicke Gallery, the University of Toronto Art Centre, the Soldier's Tower Memorial Room and the Hart House Fitness Centre, with comprehensive, coordinated signage.
7. Examine existing provisions for wheelchair access, and identify potential for improvement.
8. Examine existing provisions for garbage storage and pick-up, and identify potential for improvement.
9. Identify opportunities for donors.

### **c) Background Information**

The historic core of the University of Toronto Campus is centred on four distinct and interrelated open spaces: Front Campus including King's College Circle, Hart House Circle, Sir Daniel Wilson Quadrangle and the Back Campus. Framed by heritage buildings, monuments and pathways, these spaces comprise the heart of the campus and provide important spaces of connection, gathering, ceremony, and allow for a variety of active (playing fields, campus-wide events, convocation processions) and passive uses.

The University of Toronto St. George Campus Open Space Master Plan (1999) entitled '*Investing in the Landscape*' recognized each of these spaces as significant in the overall campus landscape and, using them as "demonstration" sites, made recommendations for their enhancement. These plans and recommendations were conceptual in nature, and were meant as "*first steps to illustrate the potential of the campus open spaces to achieve the vision and Primary Objectives outlined in the Plan,*" and to some extent, were intended to provide potential donors with examples of the difference their gifts could make to the campus. While these plans were conceptual, many of the primary goals remain relevant today including the following:

- To revitalize the historic centre of the University
- To create a significant and special space in front of Convocation Hall
- To reconnect the historic campus open spaces
- To improve connections to Back Campus, St. George Street, College Street and Hart House Green

Following the conclusion of the Open Space Master Plan, *The Users' Committee for the Demonstration Project of King's College Circle Precinct* (2000) was struck, resulting in a two-part design plan for the Front Campus area and the implementation of the first phase of King's College Circle Precinct. Phase 1 included the addition of a new gateway at College Street and significant upgrades to King's College Road, and pedestrian connections between the Front Campus and St. George Street. Pedestrian walkways connecting King's College Circle with St. George Street at Knox College and Sir Daniel Wilson Hall were redesigned to incorporate sustainable, native drought-tolerant plants to provide a green amenity appropriate to the Toronto climate. Although schematic plans were prepared for a reconfigured King's College Circle and Convocation Plaza, these plans were not achievable within the funding available at that time. They were reviewed by the Committee to establish a point of departure for future work.

More recently, the 2011 St. George Campus Master Plan has reiterated the importance of moving forward with improvements to the historic campus and its open spaces. Quoting from '*Investing in the Landscape*', the Master Plan notes the continued relevance of the Primary Objectives such as the following relevant to this project:

1. Working toward: "... the common goal of achieving the highest quality design for the campus open spaces."
2. The establishment of "...a Pedestrian Priority Zone... which places a high priority on the quality of the pedestrian environment on campus. This zone should include the reduction of surface parking in the primary open spaces of the campus."
3. An increased "investment in open space improvements... (over time) to achieve a consistent palette of material use on campus and promote long-term life-cycle design and construction methods."

The recent project to redevelop the Back Campus fields to accommodate two artificial turf fields for Pan Am Field Hockey and expanded University of Toronto sporting uses brought a great deal of discussion and scrutiny to this open space located within the historic core of campus. A public expression of interest in preserving the space as a 'grassed common' led to a request for the Back Campus to be designated under Part IV of the Ontario Heritage Act as a cultural heritage landscape, for contextual, historical associations and ongoing traditional activities associated with the space. City Council considered the request at its June 11-13, 2013 meeting resulting in a decision that has allowed the University to move forward with its plans. However, the decision also requested that the City of Toronto Chief Planner and Executive Director, City Planning report on the potential heritage designation of the Front Campus and Back Campus upon the completion of the Pan Am Field Hockey/Back Campus fields project, a project that was completed for the 1<sup>st</sup> week of September 2014.

### ***III. Project Background***

#### ***Vision Statement***

Every aspect of the campus should be considered a learning environment, while serving the academic and research mission of the University. To achieve this goal, the University campus environment, and in particular its historic centre, should reflect the vision and values of the institution. While the St. George Campus historic core includes some of the institution's most iconic buildings and landscapes, its overall physical design should provide a consistently memorable experience.

In doing so it can play a significant role in attracting the best faculty and students, providing opportunities for planned and serendipitous learning, and facilitating interaction between all constituencies in the U of T community as part of their everyday activities.

Our stakeholders are many and the memory of our spaces is long. Therefore it is important that consideration around the design and functionality of our campus be forward thinking, while preserving what is important. To do so, several practical things need to happen. The cars parked

around the most iconic landscapes on campus must be relocated, vehicular circulation tamed, and the pedestrian environment and amenity support strengthened.

This report of the *Landmark Committee* proposes principles and recommendations that will support the production of a Century Plan for the historic centre of campus.

### ***Existing Space***

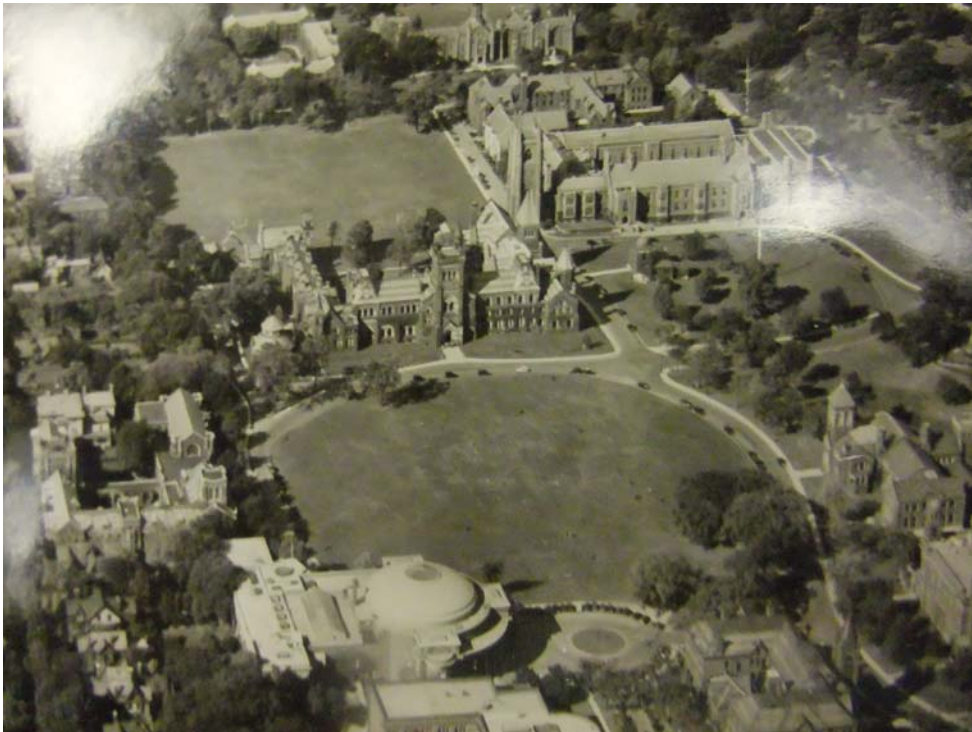
The historic campus sits on what was the original land grant for King's College. The area consisted of 150 acres of land beyond which lay what was then the town of York.

Though obtained in 1827, construction on this land only began in 1842. Not long after, the campus shifted west to accommodate construction of Queen's Park and the provincial legislature building in its current location. The University of Toronto was officially established as an institution in 1850, followed by the construction of the original University College building beginning in 1856. Many of the 54 University buildings which are listed or designated in the City's inventory of heritage properties date back to those early days of the University.

Nearly a century later, the campus needed to contend with rapid population growth and an increase in private automobiles. St. George Street was widened in 1948 in response to higher traffic volumes. Private residences along the street were gradually taken over by University use, and in some cases demolished. By 1949, a recommendation was put forth to acquire additional land. A doubling of enrolment was predicted for the period between 1955 and 1965 as a result of returning war veterans and the post-war baby boom. The west campus, a 33-acre primarily residential area, was designated by government for University use, and expropriated, in 1956. Much of the development from the 1950s onwards occurred on the west campus.



*Image of the historic campus ca. 1920*



*Image of the historic campus ca. 1933*



*Image of the historic campus ca. 1950*

Today, the historic centre of campus strives to maintain functional requirements while presenting an attractive campus environment commensurate with its extraordinary buildings and open spaces. Its open spaces, part of a larger, campus-wide framework are linked together by pedestrian routes and landscape elements that vary from attractive and coherent, to those that require more careful consideration, to those - such as the space in front of Convocation Hall – that are uninviting and unsafe. Ultimately, the goal is an environment that provides for its functional requirements, while enhancing the experience of the campus through the consideration of the surrounding historic buildings, views and gateways, landscaping and planting, lighting, seating, and other design elements.

### ***Themes***

When the Committee began the process of evaluating the historic campus, it was clear that many aspects of the precinct were treasured for their beauty and history, but also valued for their utility, especially Convocation, organized sport and parking. The favourite spaces and experiences described by Committee members include:

- University College quadrangle
- The Front Campus in good weather
- Sir Daniel Wilson quadrangle
- Knox College quadrangle
- Green passage leading from Bloor along Philosopher’s Walk and Whitney Walk to the Front Campus

- Walkways between St. George Street and Front Campus
- Interstitial spaces across campus
- St. George Street transformation
- Chemistry Garden
- Gerstein Library walk (East of Morrison Pavilion)

Other spaces and experiences require consideration going forward. Some need to better address their contextual and heritage references, others to improve connections and provide a safe and inviting environment. Those least favourite spaces discussed include:

- The area in front of Convocation Hall (no sidewalk, traffic, chaotic and unsafe space)
- Crowded sidewalks leading from Convocation Hall after class lets out
- Interstitial spaces in front of buildings circling King's College Road
- Galbraith Road (partial sidewalk, service/loading areas, parking access, building entries)
- Front Campus in mud and snow
- Simcoe Hall parking lot
- Underpass between Hart House Circle and Queen's Park
- Frontage along Queen's Park Crescent West

In naming the favourite (and least favourite) aspects of the historic campus, the Committee was able to focus its discussion. Additional consideration of the most important aspects of campus (see Appendix A) found that student-dominated uses and those that enliven the space were thought to be of the highest importance. Memorable and important uses include i) convocation/orientation and other student-focused events; ii) areas of circulation and access to/from classes and including tours for visitors to campus; iii) opportunities for access by the greater UofT community for cultural events, reunion, pick-up sports, etc.

To consider these needs, the following 'themes' were developed to consider the historic campus in a holistic manner: ***Symbolic Sense of Place, Events, Sports and Recreation, Circulation, Access and Servicing***. Each 'theme' is explored in greater detail on the following pages.

### ***1. Symbolic Sense of Place***

The historic core of the University of Toronto St. George Campus occupies the very same lands originally granted in 1827. Many of the University's first buildings and open spaces remain in place today. Although the campus has grown and changed significantly, the historic core contains significant heritage attributes valuable for their quality and history within the University, but more importantly for the symbolic role they play in representing Canada's largest and most esteemed University. These spaces are steeped in the memory of those who have passed through them and are treasured by many. They are also inextricably connected with the City of Toronto that has grown up around the campus.

Understanding the importance of civic gestures to frame and support the University campus where it intersects with the larger city, the University has worked over time to reimagine some of its most important links to the city. For example, in the late 1990's the University worked with the City of Toronto to reimagine St. George Street from Bloor to College Streets. The resulting streetscape is one that reduced vehicular traffic, added bicycle lanes and introduced pedestrian friendly paving, lighting and landscaping. Similarly, the King's College Road Revitalization project introduced a new gateway framing the views north to the iconic University College building, and a supporting framework of paving, lighting, benches and landscaping in keeping with the historic nature of this campus precinct.

Landscaping and gateway elements were recently introduced to Philosopher's Walk running between Bloor Street and Hoskin Avenue; these also knit the campus together with the city and support the recognition of the University within the city. The continuation of this green spine has been contemplated for extension along the axis of Tower Road, winding its way south through the campus and beyond, and will be included as part of an 'art walk' that ties unique cultural institutions together.

Within this context, the campus must continue to evolve in order to ensure that it best expresses the values and vision of the University, and also to highlight its significance as a landscape within the City of Toronto. Functionally, the University's historic core must provide opportunities to:

1. Support pride of place
2. Attract and retain students, faculty and staff
3. Welcome visitors
4. Engage the greater community
5. Express its role as a cultural destination

## ***2. Events location***

Most University traditions and events are tied to a place. By making inviting spaces to accommodate them, it is possible to deepen participants' experience and consequently build a strong sense of pride and connection with the institution.

Convocation, orientation, spring reunion and other important campus events have been long accommodated within the historic core of the St. George Campus. As the student body has grown and its interests and needs have diversified, events have had to evolve. For example, the tradition of graduates parading from University College to Convocation Hall each spring has deep roots and is a memorable experience for those who take part. Parading still occurs today and Convocation Hall accommodates graduation ceremonies, but the greater numbers of students and the family members attending the ceremony have meant that overflow facilities must be provided. Recent years have seen the erection of a large tent over a portion of the Front Campus to accommodate such overflow along with supporting services. Although such infrastructure is successful in



accommodating a greater number of people, the location and incorporation of these functions within the historic campus should be carefully considered.

Events that require consideration for functional support within the historic campus include:

1. Convocation
2. Spring Reunion
3. Orientation
4. Community/City wide events on the campus
5. Cultural events and exhibitions (i.e. Nuit Blanche, gallery exhibitions)
6. Official athletic competitions (i.e. annual sporting events as well as one-time only events, such as Pan Am field hockey)
7. Filming on campus

### ***3. University Sports and Recreational Use***

The open spaces of the historic centre provide space for a variety of recreational uses. In particular, sports have long been played on both the Front and Back Campuses. Community-organized flag football, recreational rugby, Varsity field hockey and impromptu skating are among the various sports played within these areas. The quality of the fields varies, depending on the time of year. Extensive use of both the Front and Back Campus natural turf fields often results in a muddy playing surface. The Back Campus has been recently reconstructed with an artificial turf playing surface to allow for the hosting of the Pan Am Games field hockey events in 2015. The resulting two legacy fields will allow the University and its Faculty of Kinesiology and Physical Education far greater post-Games usage of the Back Campus for sporting use. The improvements will extend the seasonality of the fields, while ensuring a playable surface throughout most of the year. As part of the Pan-Am work, new circulation pathways will be installed on the north and south sides of the field. The Front Campus will continue to provide un-fenced, natural turf fields for casual use by the University, Camp UofT and the greater University community.

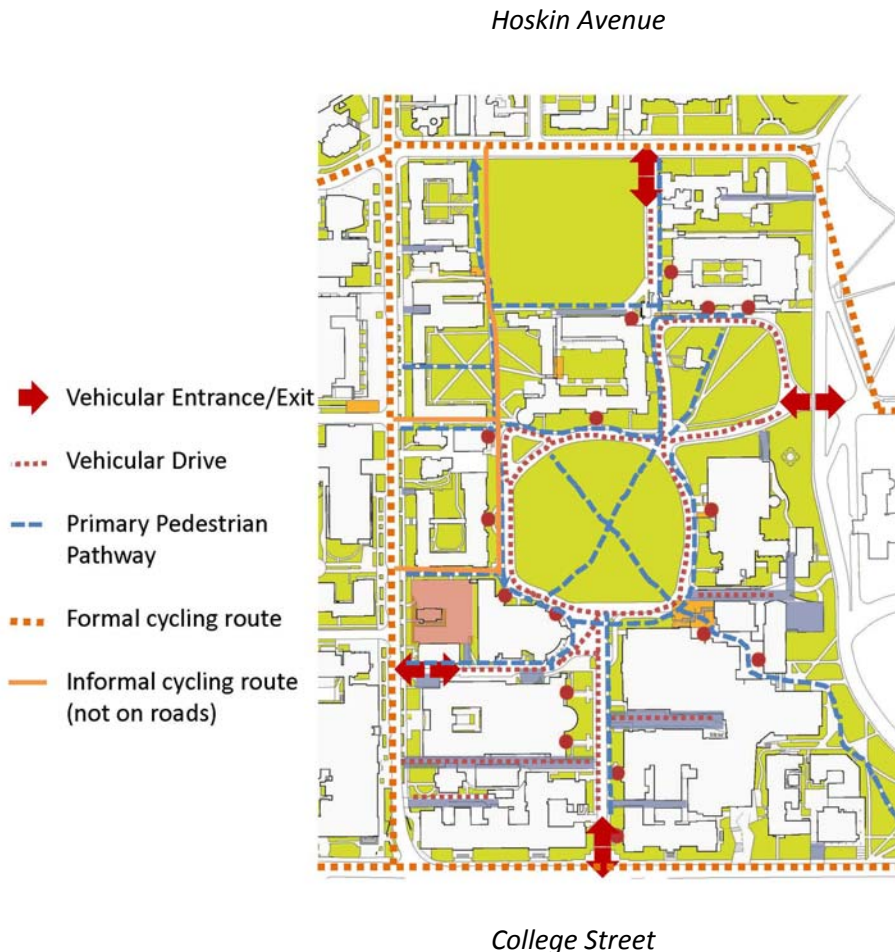
Sir Daniel Wilson Quadrangle, Hart House Circle and the Front Campus also serve more casual recreational activities, particularly in warmer weather when benches and grassy areas become spaces for tossing a Frisbee, quiet conversation or reading, sun bathing, barbeques and more.

Recreational Activities that should be considered and supported in the overall historic campus plan include:

1. Competitive and recreational sports booked for students
2. Pick-up sports for students
3. Booked sports activities for the UofT community and neighbouring community
4. Sporting activities for Camp UofT
5. Other passive recreational uses

### ***4. Pedestrian, Vehicular and Bicycle Circulation and Parking***

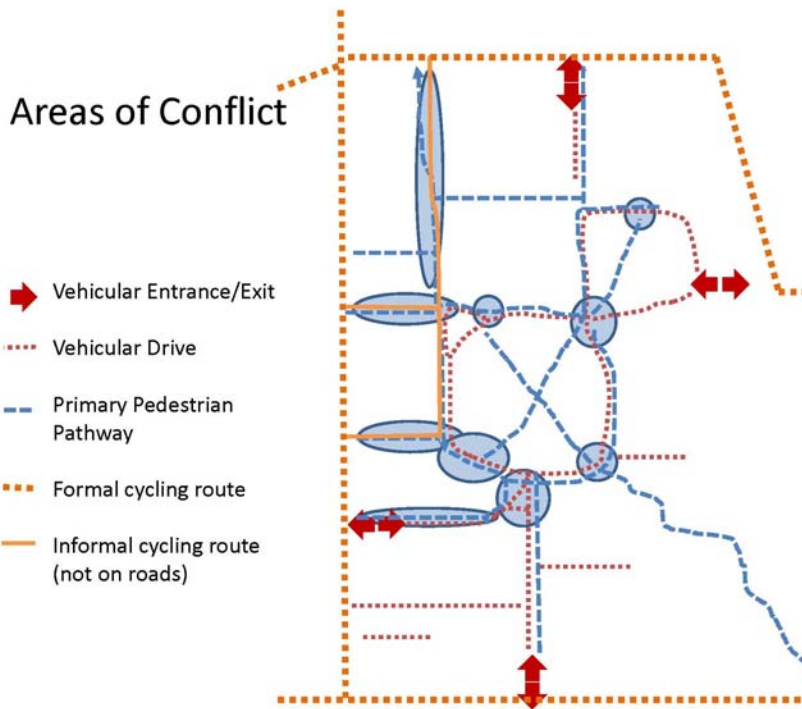
A recent study of the St. George Campus found a resoundingly pedestrian orientation to the circulation patterns on campus. Even those who enter campus by vehicle or bicycle become pedestrians for some part of their journey. It is important, then, that movement systems through campus preserve and enhance the pedestrian orientation, particularly in the historic core, while also establishing a hierarchy of gateways and circulation patterns to best accommodate the multi-modal network that serves the University population.



*Existing Movement Systems*

Pedestrian walkways provide connectivity between buildings and landscapes. Where they mix with vehicular and/or bicycle traffic they can become dangerous and congested. While the Grounds department has admirably been working to set a standard of paving that places primacy on the pedestrian experience, there remain sidewalks that lack continuity and that are too narrow to accommodate the pedestrian population, or conflict with vehicular movement.

Hoskin Avenue



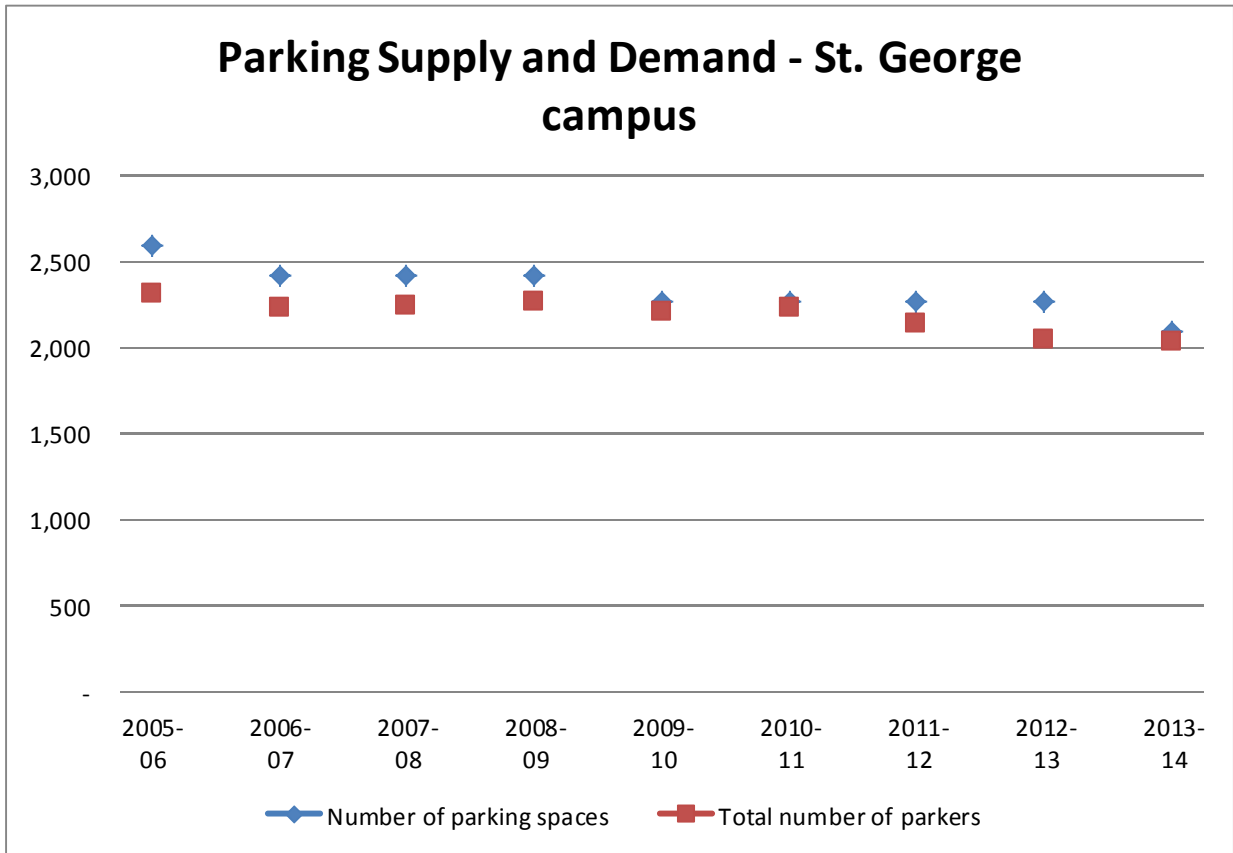
College Street

### *Existing Areas of Conflict*

Circulation around each of King's College Circle and Hart House Circle, for example, includes a pedestrian sidewalk ringing a lane of parking, a vehicular lane and a second interior parking lane. Three out of four 'lane' widths, in these locations, are devoted to vehicles – either moving or parked. And where no sidewalks are provided, our pedestrian population is forced to intermingle with vehicular traffic – traffic that is often travelling well above the 20km/hr. speed limit. Both the practical and symbolic nature of giving primacy to vehicles in these most historic areas is currently in direct opposition to the University's ambition to support the pedestrian experience and should be addressed as part of the Plan.

This said, vehicular and bicycle circulation and parking areas must still be accommodated on campus within the historic precinct. Both vehicles and bicycles will continue to need access to the Front Campus, Hart House Circle and Tower Road. Vehicles must be able to drop off disabled passengers at accessible building entrances, service buildings and spaces, and provide emergency services. Bicycles will continue to intermingle with pedestrians, and should be considered when planning for overall circulation patterns.

Vehicular parking on the St. George Campus is governed by an area-specific exemption to the City of Toronto by-law 438-86, enacted in 1997. Rather than based on gross square metres of built facilities, as would be applied for conventional site-by-site development, the parking by-law for the St. George Campus requires that between 1930 and 2130 parking spaces be located within a defined area of the Campus. The by-law standard was developed based on the recognition of the pedestrian orientation of the campus and the excellent nearby public transportation options for students, faculty, staff, and visitors. Parking demand may change over time, but will be predicated on a number of factors, including improvements to public transportation.



The graph, “Parking Supply and Demand – St. George Campus,” demonstrates that despite the increase in the St. George Campus population since 1996 (The St. George Campus student population has increased from approx. 37,000 in 1997 to 49,000 in 2014), the number of vehicular parking spaces and parkers has diminished. While both supply and demand have decreased, it is important to note that demand has decreased less than supply (12% versus 19%), and that supply and demand are now equivalent. The Transportation Services department has deliberately undertaken measures (known in the field as “Transportation Demand Management”) to attempt to manage demand over the last several years, and these have had some success in ensuring that demand has not yet exceeded supply. These include disincentives such as increases to parking rates, and incentives such as the discounted TTC Metro pass program for staff and faculty, and the

introduction of campus car-sharing programs. These measures will continue and will be enhanced where possible, but no significant decrease to parking capacity is recommended at least for the next several years. Further, a reduction in spaces on campus could start to push parking onto residential streets surrounding the campus in conflict with the neighbouring community wishes.

A utilization survey was conducted in 2013 by Ancillary Services. Data was gathered by recording the number of parked vehicles in each parking area once per hour, every hour from 8 am – 8 pm, Monday to Friday, from September to November, 2013. Average utilisation for each day of the week was calculated by averaging all hourly car counts for the entire day and peak utilisation refers to the highest hourly car count for that day. Utilisation of 80% is generally viewed as a full lot in the parking industry, as the measurement of number of cars parked at a point in time does not take into account queuing. Smaller variances between average and peak utilisation would indicate a consistently full lot, with larger variances indicating more variable utilisation, possibly due to impacts from special events. Most of the campus lots surveyed had both average and peak utilisation rates above 80%; some significantly above 80%. Kings’ College Circle had the highest utilisation of all the areas, while Hart House Circle had larger variances between average and peak utilisation. These findings are supported by anecdotal data from Parking Control Officers, who have been called on to assist with full parking lots and frustrated permit holders on a regular basis in 2013-14, whereas in previous years this was a rarer occurrence. This is demonstrated in the following chart.

Parking area/Day of week	Monday average	Monday peak	Tuesday average	Tuesday peak	Wednesday average	Wednesday peak	Thursday average	Thursday peak	Friday average	Friday peak
Graduate House	78%	85%	92%	92%	84%	93%	78%	87%	78%	101%
BCIT	78%	81%	101%	101%	84%	95%	78%	83%	76%	82%
OISE	59%	64%	82%	100%	64%	70%	62%	68%	68%	100%
Hart House Circle	62%	85%	112%	130%	75%	91%	72%	86%	70%	118%
Kings' College Circle	90%	127%	92%	113%	91%	101%	94%	94%	82%	93%

*Average and Peak Parking Utilisation: Fall semester 2013*

Other considerations that support maintaining parking numbers at current levels include the following:

- Demand is not only from permit holders but from visitors and contractors doing work on campus.
- ‘Visitors’ are often students, faculty and staff who drive occasionally.
- Campus events increase demand and put a strain on the system.
- The study area is the most popular area for visitor parking.
- Transportation Demand Management is already being implemented to manage current demand.

Today, there are 368 parking spaces within the historic centre of campus. These include:

King's College Circle	158 spaces
Hart House Circle	66 spaces
Tower Road	48 spaces
Site 10	96 spaces

The planned Centre for Engineering Innovation and Entrepreneurship (CEIE) building will only partially replace the existing Site 10 parking, with 50 below grade spaces at the time of project completion. No other development sites have been identified to accommodate future below grade parking within the precinct, and those that have been identified on the wider campus such as Site 14 (88-112 College Street), Site 1 (371 Bloor Street) and Site 25 (90 Wellesley) are not currently being considered for development. Where to relocate spaces removed from surface locations within the historic centre, then, will be an important decision going forward and will need to be explored and resolved as part of this Plan.

Bicycle Parking is also governed by City by-laws particular to the University Area. The University is currently required to maintain 850 spaces within defined boundaries of St. George Campus. The recently adopted Toronto Green Standard further regulates the need for Type 1 (long term – interior and/or covered) spaces and Type 2 (short term - exterior) spaces. According to a recent transportation study for the campus, approximately 650 Type 1 spaces and 3,150 Type 2 spaces are currently located across campus. These numbers far exceed the required by-law. However, the spaces serve a rapidly increasing number of cyclists within the University community and are considered important provisions within our campus landscape. In terms of relative distribution, there are roughly 1000 exterior spaces within the south-east quadrant of which the historic centre is a part. Although the number of spaces is considered appropriate for our population, the location of bicycle spaces in some cases may be better placed so as not to interfere with pedestrian circulation, and to provide maximum utility to users.

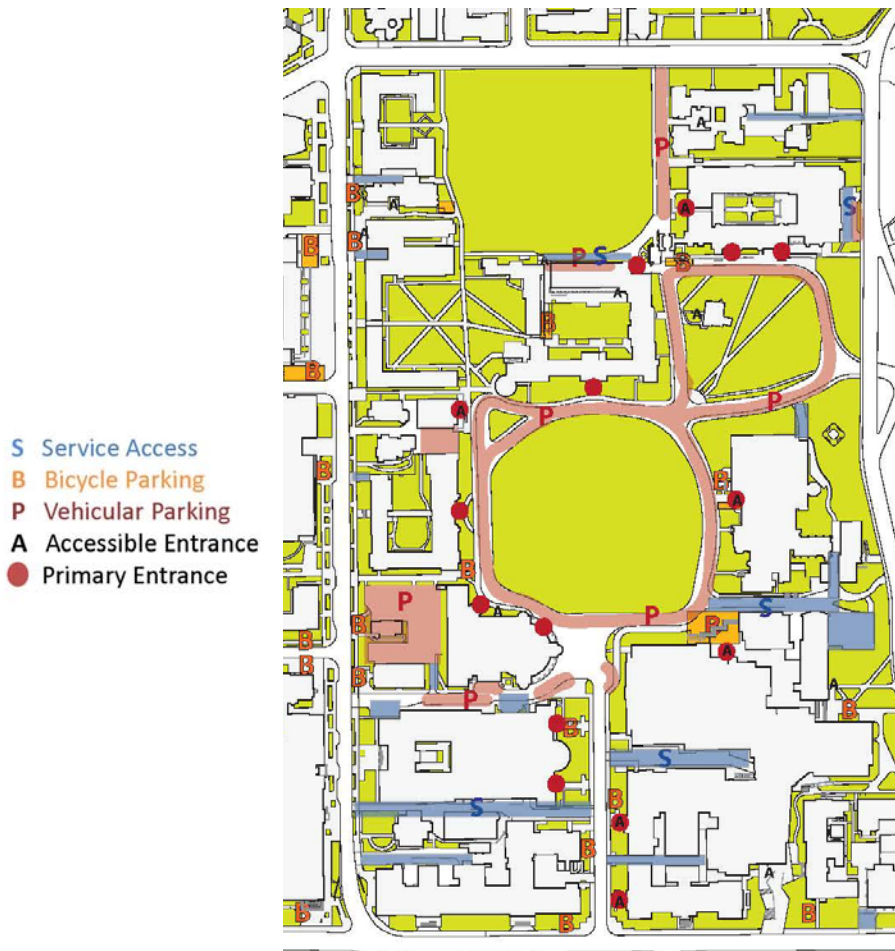
Circulation patterns and usage, in general must be considered with respect to a few primary issues such as the need to:

1. Establish an appropriate hierarchy of circulation for pedestrians, vehicles and bicycles
2. Consider closure of some portion of King's College Circle, Hart House Circle or Tower Road to vehicles
3. Consider design features that calm vehicular traffic
4. Consider the removal of parking, in whole or part, on King's College Circle, Hart House Circle and Tower Road
5. Identify a location or locations for the replacement of removed parking
6. Identify opportunities to better situate bicycle parking within the historic campus

## ***5. Accessibility and Service and Support Access***

While the historic centre of campus plays both a symbolic and functional role for the University community, the operational issues of garbage and recycling removal, deliveries, accessible access for persons with physical disabilities and others must be considered in the overall plan. Some servicing can be managed through the scheduling of access as is already done for garbage and recycling pick-up across campus. Other access must, however, be maintained at all times in order that the precinct remains accessible and inclusive for all visitors and meets City needs for emergency services.

Grouping of servicing access is desirable and is in place for many of the buildings on campus. For example, the Centre for Engineering Innovation and Entrepreneurship (CEIE), planned for construction on the Simcoe Hall parking lot, will provide space to manage garbage, recycling and deliveries in a discrete enclosed structure off of Galbraith Road that will accommodate its own needs as well as that of Simcoe Hall and the Nona MacDonald Visitors Centre.



*Existing access and Servicing Locations*

Accessibility to the various buildings and landscapes within the historic centre must be considered with respect to accommodating appropriate locations for the following:

1. Deliveries to buildings including recommendations for grouping of servicing opportunities
2. Barrier-free access to all buildings
3. City services access – including fire, ambulance, etc.
4. Tri-campus transportation (UTM bus and consideration of future UTSC transportation)
5. Tour bus access and parking
6. Taxi/Wheel Trans access and parking
7. Drop off for students/visiting dignitaries, etc.

The University of Toronto is committed to ensuring that its buildings and services are accessible to persons with disabilities. This commitment is enshrined within various institutional policies including the Statement of Commitment Regarding Persons with Disabilities. As well as our institutional policies and practices, as of 1 January 2016 the Design of Public Spaces Standard, Section 80 of the Accessibility for Ontarians with Disabilities Act, will come into force for the University. The timelines and scope of the Landmark Project will therefore fall under the auspices of these Standards. They apply to new or redeveloped outdoor spaces.

This project will therefore incorporate all of the elements of the *Design of Public Spaces Standard* under the AODA from design to completion. A link to the legislation can be found below:

[http://www.e-laws.gov.on.ca/html/regs/english/elaws\\_regs\\_110191\\_e.htm#BK92](http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_110191_e.htm#BK92)

### ***Overall Principles for the Historic Campus***

The Plan for the historic campus should provide a framework that strengthens the identity of the campus and provides a unique and identifiable sense of place to those who experience it. Incorporating the ‘themes’ described above, and being mindful of the historic nature of campus and the needs of its users, the following principles are proposed to guide the Plan:

1. Improve the Pedestrian Experience
  - Ensure continuity of all sidewalks and make clear connections throughout the landscape
  - Improve safety
  - Where appropriate, widen sidewalks to improve pedestrian passage
  - Provide a cohesive pedestrian experience through the integration of coordinated lighting, seating, signage and paving
  - Address accessibility
2. Create Public Spaces that Animate the Campus
  - Create a significant pedestrian-oriented plaza outside Convocation Hall
  - Seek opportunities to create and improve seating areas adjacent to green spaces
  - Provide or enhance seating areas adjacent to food services
  - Create an event space in front of Prichard House
  - Consider placement and on-going maintenance of outdoor art



3. Support Events
  - Identify locations most suited to accommodate the range of events that are currently, and expected in the future, to be held on campus
  - Provide support infrastructure to allow for events at Tower Road, Soldier's Tower, Convocation Hall and elsewhere
  - Provide functional infrastructure in a discreet and appropriate manner (i.e. for the convocation tent)
  
4. Enhance Green Space
  - Maintain and add to the significant green landscape features within the historic core
  - Preserve and enhance the natural lawn within King's College Circle
  - Maintain existing tree canopy and add new trees wherever possible
  - Consider appropriate and coordinated planting
  
5. Remove Surface Parking from King's College Circle, Hart House Circle and Tower Road
  - Consider options to relocate parking including underground spaces and plan to incorporate infrastructure in a discreet manner respectful of the heritage campus
  - Consider appropriate locations for bicycle parking and provision of covered bicycle spaces
  - Consider providing discreet facilities for campus services including below grade options
  
6. Limit Traffic on King's College Circle and Hart House Circle to Drop-offs and Servicing Only
  - Consider limiting through-campus traffic by changing traffic patterns
  - Incorporate strategies for controlling speed and flow of vehicular and bicycle traffic
  
7. Wayfinding
  - Consider the addition of gateway elements at key locations to signify entry to the campus
  - Signage and wayfinding should be considered within the historic campus in a coordinated and comprehensive manner
  
8. Allow for Discreet Servicing and Access to all Buildings and Landscapes
  - Address activities such as deliveries, waste removal, food services, city services, fire and ambulance access, accessibility access, tour buses, tri-campus transportation, snow melting
  - Where appropriate, make recommendations for the screening or relocation of service elements to best support the public realm while meeting practical needs.

## ***Space Program and Functional Plan***

Concept plans for the Front Campus and Hart House Circle included as demonstration sites in *Investing in the Landscape* (1999), and in work prepared by Andropogon Landscape Architects (2003) have provided guidance in identifying opportunities for the campus precinct. Each concept plan proposed a major pedestrian plaza at the head of King's College Road and eliminated surface parking, limiting vehicular traffic to one-way north on King's College Road and out Galbraith Road, or one-way around King's College Circle with access from the Wellesley Street underpass only. These plans strengthen pedestrian circulation and add landscaping and tree canopy in a clear and considered manner.

The principles identified in *Investing in the Landscape* were approved by Governing Council. These plans however, should be understood as a set of ideas that may be useful for consideration in future plans; some goals, however, may no longer prove to be appropriate – such as the suggestion to re-introduce a water feature in Hart House Circle.

Demonstration Site 1 of the 'Investing in the Landscape' document included the following goals:

- To reconnect the historic open spaces of the University district;
- To re-imagine Hart House Green by revitalizing the landscape and restoring a water feature with possible storm water management functions;
- To reconfigure the Queen's Park Crescent and Wellesley Street intersections and the Wellesley Street corridor to create a pedestrian-oriented entry to the campus, Queen's Park and the Ontario Legislature.



*Investing in the Landscape: Demonstration Site 1 - Hart House Circle*

Demonstration Site 2 included the following goals:

- To revitalize the historic centre of the University;
- To establish a landscape of significant deciduous trees in the Central Campus;
- To improve connections to Back Campus, St. George Street and College Street;
- To create a significant and special space in front of Convocation Hall



*Investing in the Landscape: Demonstration Site 2 – Front Campus*

The Andropogon-prepared design for the Front Campus further investigated those goals identified in *Investing in the Landscape*, introducing a significant plaza at Convocation Hall, perfecting the geometry of the Front Campus as a pure circle, and introducing paving, lighting and other design features to enhance the quality of the space.



King's College Circle Precinct Schematic Design 3

*Schematic Design for King's College Circle Precinct prepared by Andropogon Landscape Architecture, Ecological Planning and Design*

Each of these design schemes starts with the assumption that parking can be managed elsewhere. However, it has been demonstrated that parking in this location is in high demand. If the parking is removed from surface areas in the area, then additional below-grade parking nearby on campus must be considered. Although one might assume that such parking can be incorporated into new development opportunities, recent costing exercises have shown the location of small discrete garages under development sites to be cost-prohibitive. In addition, there are no sites that are being contemplated for development in the near future that could accommodate the loss of parking within this precinct.

While this Committee recommends that consideration be made to remove surface parking from King's College Circle, Hart House Circle and Tower Road, relocation of those spaces removed will be required and all possible locations within close proximity of the precinct should be investigated. Other urban campuses have struggled with this same issue and may offer solutions that could be considered here. The University of Pittsburgh, for example, has located a central parking facility below several central green spaces, thereby reducing vehicular impact on the pedestrian environment while maintaining parking close to the centre. Queen's University has also placed its parking underground, beneath campus open space. If parking can be relocated, this will allow all other goals for the historic campus to be better addressed. It should be noted that any consideration of below-grade parking must ensure that any access, mechanical or ventilation

elements are located in a manner that does not negatively impact open space areas or reduce natural green space.

### ***Space Requirements***

‘Themes’ for the historic campus provide general guidance as to programmatic needs going forward. These include the *symbolic sense of place, events, University and recreational sports use, circulation and accessibility and servicing support.*

The program below identifies the broadly defined historic campus space requirements, organized by theme.

<b>space type</b>	<b>use description</b>	<b>identified location</b>
Symbolic sense of place	gateway	Wellesley underpass
	green spine	Tower Road, east side of HH Circle
Events	Convocation Hall events plaza	Plaza outside Con Hall
	structured patio/ conference break-out space	UC/Sir Dan's Quad/Croft Chapter House
	small events gathering	Pritchard House
	small concert seating	Soldiers Tower/Hart House Circle
Sports and Recreation	structured playing fields	Back Campus
	casual playing fields	Front Campus
	café seating	Gerstein Library
	café seating	Hart House
	bench seating	all
Circulation	continuous, generous pedestrian pathways	all
	vehicular parking	u/g TBD
	UTM/UTSC bus parking	TBD
	visitor bus parking	TBD
	bicycle parking	exterior and covered/interior
Access and Servicing	Simcoe Hall, Convocation Hall, SF, Galbraith	Galbraith Road
	Medicine, McMurrich	Anatomy Drive
	Gerstein Library	HHC
	University College	Tower Road
	Hart House	Tower Road and QPCW
	Wycliffe	Tower Road and QPCW

A more detailed description of program requirements as they relate to the major open spaces and buildings that surround them is included in Appendix B – Building Considerations. Consideration is given to the particular landscape requirements and amenities for buildings grouped according to the four major open spaces. These include the following:

- A. Facing Front Campus
  - A1. University College
  - A2. Gerstein Science Information Centre

- A3. Medical Science Building
- A4. Convocation Hall/Simcoe Hall
- A5. Knox College
- A6. Prichard Alumni House
  
- B. Facing Hart House Circle
  - B1. Hart House
  - B2. Soldier's Tower
  - B3. Louis B. Stewart Observatory Building
  - B4. University College
  
- C. Facing Back Campus
  - C1. Wycliffe College
  - C2. Whitney Hall/University College Union/Morrison Hall
  
- D. Facing Sir Daniel Wilson Quadrangle
  - D1. Sir Daniel Wilson Hall
  - D2. Bissell House
  - D3. University College

While it will be necessary to address particular local requirements, considerable attention should also be paid to those elements that are consistently found across campus in order to ensure their consistency and appropriateness. The Office of Campus and Facilities Planning has been working to prepare an inventory document entitled, 'Elements in the Landscape' that will provide a framework for understanding the wide variety of elements and systems that currently help define the St. George campus as a whole. This document will help to inform the work of the Plan in its recommendations for those often overlooked objects that, cumulatively, have an impact on the perception and experience of the campus. These elements include: site furnishings, lighting, receptacles, fences and edges, public art and more.

Whether subtly or overtly, the lighting, furniture, plantings, and paving each play a role in how a space is perceived and experienced. Ideally, all elements work together to create an experience that is enjoyable, rewarding and reflective of the distinguished character of the University of Toronto.

While all elements must appropriately address the St. George campus in its broad and localized contexts, the elements specified must also fulfill their functional requirements in a reliable, economical and sustainable manner. Elements must perform to expected standards, be easily maintainable, and hold up to the rigors of heavy usage and weathering.

### ***Site Considerations***

#### **Zoning**

The University of Toronto Area is defined by a boundary set out in the City of Toronto Secondary Plan and includes land not owned by the University. Zoning within the prescribed area is governed not by traditional zoning regulations that determine compatible uses, height limits and density over an area, but rather through the site-by-site application of development envelopes that include height limits, set-back and step-back requirements and other described parameters within which a building may be constructed as-of-right. The Area is characterized by general restrictions on the erection or enlargement of buildings outside the identified developments sites. Outside the University of Toronto Area boundary, traditional zoning regulations apply.

In 2011, the University completed a new Master Plan, after discussions with the internal University community, the external community Liaison Committee and City staff. Revisions have been proposed to the existing zoning provisions on the remaining development sites; and additional sites have been identified on the campus for institutional use. In line with existing use permissions, residential, commercial and institutional activities are encouraged to mix along the perimeter of the University precinct. Protection of zoned University Open Space (UOS) (i.e. Philosopher's Walk, the Front Campus and Back Campus) and the addition of new pockets of green space are also encouraged to ensure a balanced approach to development.

Under the existing Secondary Plan, the entire east portion of campus, from St. George eastward, is considered an *Area of Special Identity*. University Open Space (UOS) lands within the area include the Front Campus, Back Campus, Sir Daniel Wilson Quadrangle and Hart House Circle. The zoning for these areas includes the following description: "These open spaces are endowed with a special character and value and will be protected as open spaces with continued public access. The UOS zone allows for open space for university purposes, parks and playing fields above ground".

The existing Secondary Plan supports the suggestions outlined in this report. In particular, the Plan recommends the protection, extension and enhancements of the campus open spaces to provide a landscaped setting (3.1.1), while promoting pedestrian access and amenity, particularly through physical and visual linkages to open space (3.1.5). Section 6.6.6a specifically references the removal of surface parking and upgrading of pavements as a means to ensure a distinctive character to the Area's open spaces and heritage buildings.

### **Maintenance and Upkeep**

A maintenance fund should be considered part of the Total Project Cost of this project to ensure ongoing upkeep of the revitalized landscapes as they are implemented.

### **Heritage**

The majority of the buildings surrounding King's College Circle, Hart House Circle, and the Back Campus are either designated or listed on the City's inventory of heritage buildings. Wycliffe College, Hart House, Soldiers' Tower and Knox College are all designated buildings, while University College, Gerstein Information Centre, Simcoe Hall, Convocation Hall, Sir Daniel Wilson Residence,

Whitney Hall and the University College Union are listed buildings. In addition, University College is designated a National Historic Site of Canada.

Both the Front Campus and the Back Campus are considered significant open spaces that lie within the Institutional Area of Special Identity. The 1997 Secondary Plan encourages "...the preservation, maintenance and where possible, extension and enhancement of the role and function" of these spaces.

In affirming its support of the University of Toronto Pan Am Field Hockey Centre at the University of Toronto Back Campus, City Council required that certain conditions be met including ongoing monitoring of environmental effects and the requirement that City Heritage staff consider the Front and Back Campus for Part IV designation under the Ontario Heritage Act, upon the completion of fields, which is expected at the end of July 2014. The full decision of City Council is stated below.

City Council on June 11, 12 and 13, 2013, adopted the following:

1. City Council affirm its support for the Pan Am Field Hockey Centre / Back Campus Fields Project at the University of Toronto, including the use of artificial turf at this location.
2. City Council direct the City Manager to write to the University of Toronto and request that it:
  - i. establish appropriate mechanisms to monitor potential impacts of the Back Campus Fields Project across a range of indicators (i.e. environmental, health, social, access, heritage, urban planning and design, economic, etc.) on an on-going basis;
  - ii. conduct a formal independent, evidenced-based assessment of the project after 10 years to determine whether it has had any significant detrimental impacts (drawing on data gathered through on-going monitoring of the project) and to recommend, as appropriate, measures to mitigate or correct any such impacts and not in violation of the Facility Agreement between Infrastructure Ontario, the University of Toronto and TO2015 with respect to the length of time that the field must remain in place; and
  - iii. create a project liaison and impact monitoring committee composed of University of Toronto students, faculty, officials and alumni; local residents, representatives from local residents associations and/or the local City Councillor; and representatives from the Parks, Forestry and Recreation and City Planning divisions with a mandate, among other matters, to set the terms of reference for and select an independent consultant(s) to undertake the comprehensive project impact assessment after 5 years.



3. City Council direct the Chief Planner and Executive Director, City Planning to report on the potential heritage designation under Part IV, Section 29 of the *Ontario Heritage Act* of University College, the Front Campus and the Back Campus, noting the relevant distinction between the historic uses of the Front and Back Campuses and the significance of the Back Campus as an open playing field, upon completion of the Pan Am Field Hockey Centre / Back Campus Fields Project.

In preparation for such a review by the City of Toronto Heritage Preservation Services, any plans prepared for the historic precinct should be sensitive to maintain important heritage attributes and improve upon them. Further, all plans should be consistent with the Heritage Preservation Planning Principle as set out in the St. George Campus 2011 Master Plan which states the following:

*The University of Toronto seeks to protect and maintain the extraordinary concentration of heritage structures and landscape features located on its St. George campus. Properties listed and designated by the City of Toronto for their heritage value, as well as those identified as important by the University, should not be considered in isolation, but as character defining elements within the overall campus context. Development should respect the contextual value of these heritage elements, while recognizing the dynamic nature of the urban campus setting.*

### ***Secondary Effects***

This project encourages the removal of surface parking from King's College Circle, Tower Road, and Hart House Circle. This will have a significant effect on the campus parking supply, and the loss of these spaces must be accommodated elsewhere if the University is to maintain its current by-law commitments.

While landscape renewal is being implemented, it is expected that programming of the Front Campus and surrounding areas will be impacted. Coordination with the Faculty of Kinesiology and Physical Education and Academic and Campus Events is imperative; construction during Convocation and Spring Reunion should be avoided or minimized if possible.

### ***Sustainability***

The University of Toronto is dedicated to maintaining its position as a leader in sustainable campus practices, places and innovation. All work should meet the Specific Objectives set out in the University's Environmental Protection Policy (2010). The renewal of the landscapes in this report should incorporate advancements in technology and design to reduce environmental impact, including provisions for rain harvesting and the incorporation of porous surfaces. Transportation provisions should recognize the importance of both pedestrian and cycling on campus, and prioritize their uses.

### ***Schedule***

Consultants will be engaged to prepare a Plan for the redevelopment of King's College Circle to achieve the goals as outlined within the Landmark Committee Report. Included in the Plan for the historic centre will be a plan for the relocation of surface parking spaces from King's College Circle, Hart House Circle and Tower Road and a recommended phasing plan. Once a Plan is completed, a fundraising campaign will commence. A cultural heritage study for the St. George campus is currently underway, as part of a planned application to amend the Secondary Plan. The goals set out for this revitalization project will be undertaken in a manner that reflect the findings of this study and integrated within the principles of the Master Plan and Secondary Plan.

## **V. Conclusion**

The report of the *Landmark Committee* recognizes the significant attributes inherent in the University of Toronto historic campus precinct and proposes principles and recommendations that will support the enhancement of this area through the production of a *Century Plan* for the historic centre of campus.

Through the exploration of 'Themes' it provides direction as to priorities for planning within the historic core including recognition of the *Symbolic Sense of Place*, accommodation for *Events, University Sports and Recreational Use*, as well as the desire to consider the best options for *Pedestrian, Vehicular and Bicycle circulation and Parking and Accessibility and Servicing*.

Ultimately, the Committee recommends a direction that will inform a Plan to be prepared by consultants and implemented in a phased manner as funds are raised. When implemented, the Plan will have assisted in the creation of a truly memorable historic campus, one that reflects the values and vision of the institution, assists in attracting the best faculty and students, provides opportunities for planned and serendipitous learning, and facilitates interaction among all constituencies in the U of T community as part of their everyday activities.

## ***Appendix***

### ***A. Survey of Uses***

### ***B. Building Considerations***

## **APPENDIX A. *Survey of Priority Uses***

At the December 2013 meeting of the Landmark Committee, committee members were asked to review the list of uses that are currently accommodated on the Front Campus, Hart House Circle, Tower Road and the Sir Daniel Wilson Quad. Each member was supplied 5 stickers and asked to choose their “top 5” understanding the requirement as set out in the TOR for the Committee for these spaces to serve the needs of students, faculty, staff and alumni. Student-dominated uses and those that enliven the space received the highest scores.

Convocation	22
Orientation Day	15
Con Hall – Scheduled Classes	12
Planned student events	10
Remembrance Ceremony	8
Visitor's Centre Campus tours	7
Booked Community Events on KCC	6
Temporary Art Objects/Monuments	6
Spring Reunion	5
Nuit Blanc (and similar)	5
Pick-up sports	5
Bench seating	5
Café seating	4
Permanent Art Objects/Monuments	3
Intramurals	3
Ad hoc social gathering	3
Outdoor theatre	3
Con Hall Events and Concerts	2
Tour Buses	1
Camps UofT	1
Protest gatherings	1
Summer outdoor movies	1
Weddings	1
Food trucks	1
SAC BBQs	0
Filming	0
External Events	0
Run for the Cure	0
Soldier's Tower Concerts	0
Deliveries	0
UTM Bus stop	0
Building Access along KCC and HCC	0
Bicycle parking	0
Parking	0
Snow Removal Staging	0
Fundraising BBQs	0
Research (i.e.: Bug Net)	0
Symbolic Sense of Place	2

## **APPENDIX B. *Building Considerations***

Buildings are grouped below by the space that each building faces. However, it is important to note that most buildings border and influence open spaces on each of their elevations.

### ***A. Facing Front Campus***

#### ***A.1 University College***

University College is located at the head of King's College Circle, an established view terminus of King's College Road. Designed by Frederic Cumberland, University College is the University's first building, opening in 1859. A fire in 1890 caused substantial damage, though the building re-opened in 1892. It was designated a National Historic Site 1968. In 1964, the Laidlaw Wing was added to the building on the northern side, completing the internal quadrangle, as well as framing the southern extent of the Back Campus.

University College is perhaps the most iconic building within the historic campus. It is photographed nearly daily by visitors to the University and has come to symbolize the University as a whole. Within this iconic structure are classrooms, offices and support spaces for faculty, staff and students. The University Art Centre is located in the Laidlaw Wing, with 7000sf of exhibition space at ground level and the University College Library, housing the College's collection of books as well as student study and support space, is located at the second level. Faculty offices, classrooms and student spaces are found in the rest of the building, including East and West Halls (originally the library and museum of the University). The northeast corner of the building houses the Junior Common Room, an important site for student co-curricular activities, and includes a student-run cafe. The Principal's residence (Bissell House) is also located at the north-east corner of University College.

University College has recently engaged consultants in the preparation of a *Strategic Planning Analysis* to help visualize options for the renewal of key elements. Of particular relevance to this Committee effort is the recommendation that Croft Chapter House be renovated and repurposed along with adjacent spaces including the west facing patio for wider use, including conference facilities.

As the University College building defines boundaries to the four major landscaped spaces within the historic campus, its grounds and public realm elements are considered as part of the larger Landmark project. In particular, the following elements should be considered in the design:

**Entrance, Access and Exiting:** The main doors to University College face south and form the ceremonial entrance to the building. Unobstructed views must be maintained to University College from the south and access maintained through these doors. Numerous other entry/exit doors are located on each of the south, east, west sides including the northeast corner where a significant entrance leads to the University Art Centre and Laidlaw Library. Access from the north is via the courtyard where a ramp leads to the designated accessible entrance for the College. An additional

accessible entrance is contemplated north of Croft Chapter House in University College's Strategic Plan and should be considered in the execution of this plan.

**Outdoor Amenities:** University College is surrounded by four prominent, well-defined open spaces, each zoned University Open Space (UOS): the Front Campus, the Back Campus, Sir Daniel Wilson Quad, and Hart House Circle. In addition, it contains a courtyard framed by covered passageways on two sides.

The Front Campus hosts numerous events, including the ceremonial march of graduating students each spring, as well as cultural events and art installations. It also provides playing fields for the University community and outside users including softball leagues and Camp U of T each summer. The Front Campus acts as a forecourt to the iconic University College building, maintaining its visibility and prominence within the campus.

The Back Campus is located to the north of University College. Recently redeveloped in order to host the Pan-Am Games field hockey event, the Back Campus will continue to provide playing fields for the University and larger community.

Sir Daniel Wilson Quad is located on the western flank of University College, with UC residence buildings forming the other edges. This space is well treed, with benches and lighting and was subject to recent landscape improvements.

On the eastern flank of University College lies Hart House Circle. It includes the Louis B. Stewart Observatory, home to the Student Union; it is a well treed space, with benches, public art and historical artefacts.

Bicycle parking is spread around the building, through the installation of post and rings. The rear of the building contains a larger collection of bike parking spaces than the front.

**Landscape Treatment:** University College is fronted with a lawn and gardens that continue to wrap around the east and west sides. These should be maintained and enhanced with heritage appropriate plantings and should accommodate updated architectural lighting.

**Servicing:** University College is serviced along its north face via the laneway running west from Tower Road at Soldier's Tower. Garbage and recycling is stored outside the north entrance to the courtyard, with dumpsters currently concealed behind a wood fence. Plans to improve the appearance of this area while maintaining utility should be considered.

**Signage:** The entry to the gallery is located off Tower Road, at the northeast corner of the building, adjacent to Soldier's Tower. Currently there is a lack of permanent, prominent, well-designed signage to mark the entry to the gallery and its current exhibitions. Temporary banners hung on the north face of the Laidlaw Wing serve this purpose presently. Other options that would assist users in identifying unique spaces within the University College building are currently under review and should be considered as part of the Plan.

## ***A.2 Gerstein Science Information Centre in the Sigmund Samuel Library Building***

The Gerstein Science Information Centre is located along the eastern boundary of King's College Circle with its primary, accessible entrance located about mid-way between Hart House Circle and Anatomy Road. The building is set back from the pedestrian sidewalk with a deep lawn, low hedges and mature trees on the west and north sides. The site slopes significantly from King's College Circle down to a lower 'ravine' area adjacent to Queen's Park Crescent West, thereby allowing the lower level of the building's Morrison Pavilion to appear above grade. A meandering pedestrian pathway runs along the ravine floor connecting Hart House Circle at its south-east corner to the lower level of the Canadiana and McMurrich buildings. At the south a retaining wall maintains the building above Anatomy Drive, a lane used primarily for servicing the Medical Science and McMurrich buildings.

The original 1892 University Library (the successor to the library lost in the University College fire of 1890) received additions in 1909, 1954 and most recently in 2003. The 1950's addition was named after the Sigmund Samuel family, the major donors, and in the 1970's the Science & Medicine Library took over the heritage part of the complex. In the 1990's two foundations contributed towards a major renovation and was reflected in the name the Gerstein Science Information Centre. To commemorate these significant gifts to the University, the Sigmund Samuel gift and the Gerstein gifts, the library and its collections are now called the Gerstein Science Information Centre in the Sigmund Samuel Library Building. Today it holds Canada's largest academic science and medicine library. In addition to its collection, the building accommodates significant student study space, library staff offices and a variety of support spaces. A small café and vending area is located at the lower level and is accessed from the main entrance stair.

As the Gerstein Library defines the eastern boundary of King's College Circle and the south boundary of Hart House Circle, its grounds and public realm elements will need to be considered as part of the larger Landmark project. In particular, the following elements should be considered in the design:

**Entrance, Access and Exiting:** The library's primary entrance is from King's College Circle, up a set of wide stairs. This access point must be maintained and enhanced as the front door to the library. An accessible entrance is located off of a paved court immediately north of the main library entrance, taking advantage of the grade change, and accessing one level below the main. An exterior book drop-off is also accessed adjacent to the accessible entrance. Each of these elements is expected to remain in place and should be accommodated within any revision to the landscaped area outside of the library.

Two additional exterior doors, south of the main entry and leading to the heritage reading rooms, are currently only used for fire-exiting. Clear pathways must be maintained from these exits.

**Landscape Treatment:** The building is fronted by deep lawns defined in places by low hedges and punctuated by mature trees. Every effort must be made to maintain all healthy trees. Pipe railings leading to the southern-most entry should be removed to allow for the continuity of landscape treatment. For similar reasons, the pipe railing running from the north east corner of the building to the King's College Circle sidewalk should be removed.

**Public Realm:** Outdoor seasonal seating is located immediately south of the main building entry. The area is paved and roughly defined by existing low hedges and trees. Currently five tables to seat four persons each and two benches are located here. Additional café and bench seating is desirable at this location and may be expanded and better connected with both the food services located at the lower level of the Gerstein Library, the library entrance and the Circle.

Additional quiet seasonal seating might also be located along the east ravine walkway to animate and enhance the walkway experience.

Bicycle Parking is currently located immediately north of the main entrance to the library, screened from King's College Circle by a low hedge. Approximately 20 post and rings are located here. Additional bicycle parking is desirable with proximity to the library entrance and should be considered in any redesign to the library frontage.

**Site Servicing:** An existing service bay was constructed as part of the latest addition, and is accessed off of the south east corner of Hart House Circle, below the main study pavilion. This service bay is heavily used by the library and its maintenance is crucial to its operations. An additional loading zone is located on King's College Circle outside the main entrance and is required to be maintained going forward.

Garbage and recycling receptacles and ashtrays are currently located close to the King's College Circle walkway outside the main library entrance and adjacent to the outdoor seating. Although these elements should be included in this general area, their incorporation should be well integrated into the overall site design and be visibly attractive.

**Heritage Features:** Architectural lighting of the historic Gerstein Library facades should be considered and may be included in the landscaped area fronting the building.

### ***A.3 Medical Sciences Building***

The Medical Sciences building (MSB) is located south-east of King's College Circle with frontage facing on to the Circle, King's College Road and Queen's Park Crescent West, and backing onto Discovery Lane. The building is set back from the pedestrian sidewalk ringing King's College Circle with a wide paved forecourt that accommodates bicycle parking and an access stair and ramp. West of the entrance, the building is set back from the pedestrian sidewalk with a deep lawn and mature trees.

This 7 storey building was constructed in 1969 using precast concrete cladding with a highly textured surface treatment. Four sculptures have been integrated into the architecture including the vertical 'Helix of Life' by Ted Bieler facing King's College Circle announcing the main entry, and three pieces by Robert Downing; 'Cubes' beside the main entry, 'Wave' ground sculpture on the podium,



and the 'Mandala' wall sculpture facing east on the podium on axis with the passageway between MSB and McMurrich buildings.

**Entrance, Access and Exiting:** The main building entrance is accessed off of King's College Circle by way of a wide undulating stairway that doubles as an informal seating space in good weather, and leads to an upper plaza. This plaza forms a major access point into the front campus from the Queen's Park subway station. A switch-back ramp has been added along the north face of the building to provide access to the terrace for those with mobility challenges. Although the primary entry is located here, those not familiar with the building at times find the lack of 'front door' confusing. A sign on the south west corner of the building indicating 1 King's College Circle (sign is located on King's College Road) adds further confusion to where the front entrance is. Enhancement of the entry sequence and elements that signify entry from King's College Circle should be considered in the development of any overall plans.

Secondary entrance/exit points are located on the western edge of the building at King's College Road, and an additional stair leading from Queen's Park Crescent West provides access from the east to the plaza entrance and the major building entrance into the Memorial Lobby. In 2005, the MSB was integrated with the newly constructed Terrence Donnelly Centre for Cellular and Biomolecular Research (CCBR), providing additional accessible access to the building from the south at College Street. No changes are anticipated to secondary entrance/exit points.

**Landscape and Public Realm Treatment:** The upper plaza is currently under consideration for upgrades to its surface paving and provision of amenity. At the level of the Circle, landscaped elements including surface paving, planting and the integration of bench seating or other amenities should take design cues from the public areas of this iconic building while providing a welcoming and integrated public realm to the Circle.

**Signage and Plaques:** Existing plaques located both on the surface of the MSB facing King's College Circle and at its perimeter should be considered in the overall design to enhance their presence and allow for their viewing.

**Outdoor Amenities:** Outdoor seasonal seating is encouraged where space is available. A mix of casual bench seating, formalized stair/amphitheatre-like seating and other types are encouraged to be developed. As the upper plaza provides space seasonally for convocation and other events, the requirements for seating, tent set-up, ease of servicing, etc. should be well integrated into the plan.

Bicycle Parking is currently located immediately north of the main stairs in clusters of post-and-ring spaces. Bicycle parking is well used in this location, and at times causes difficulty to pedestrian traffic flow. Careful review of bicycle parking locations and types of space provided should allow for the recommendation of more and better parking spaces that enhance the public realm and allow for ease of pedestrian access. Building occupants have requested covered bicycle storage.

Temporary lay-by parking for one to two cars is included nearest the accessible entry to allow for disabled access, taxi drop-off and pick-up, etc.

Garbage and recycling receptacles and ashtrays are currently located within the paved area fronting King's College Circle. Although these elements should continue to be included in this general area, their incorporation should be well integrated into the overall site design and be visibly attractive.

**Servicing:** Servicing of the building occurs in two locations: A combined loading and servicing dock is accessed from Discovery Lane at the south end of the building; and a lower level access point to the adjoining McMurrich building is accessed from the north-east off of Anatomy Drive. Each are required and expected to be maintained in any plan going forward. Although not preferred, some additional servicing is provided at the main entrance when the other loading areas are not available or not suitable. Vehicles then typically park on the paved area adjacent to the 'Helix' sculpture. Coordination of secondary parking and servicing at this location should be included as part of the overall Plan.

#### ***A. 4 Convocation Hall and Simcoe Hall***

Convocation Hall, located at the south-western corner of King's College Circle, was originally built in 1906 by Darling & Pearson in the beaux arts style. The cylindrical central auditorium accommodates 1730 people under an impressive domed roof. Renovations to introduce modern amenities and technology were undertaken between 2007-10. Convocation Hall is still used for graduation ceremonies, but also functions as a large lecture theatre and event space for the University year round.

Simcoe Hall, the heart of the University administration, was also designed by Darling & Pearson and constructed in 1924 joining the Convocation Hall building to its west. It is a 2 storey Georgian Revival style building with classical motifs. Its temple-like front faces King's College Circle and provides access to the Governing Council Chambers as well as offices of the President, Vice-Presidents and Provost.

#### ***Convocation Hall***

**Entrance, Access and Exiting:** Convocation Hall has two raised bays of main entrance doors around its perimeter, with 6 entry points entering directly into the rotunda's outer gallery, with 5 additional entry points entering in the Northern, Eastern, and Southern apses. Of the 2 flanks of entrance doors, the Northeast flank, closer to Simcoe Hall, is used more extensively, especially during Convocation, as entry and exit for graduates is co-ordinated here. The doors are located under a raised colonnade 3 steps above grade that lead down to sloped asphalt paving surrounding the hall. There is no pedestrian sidewalk, making access difficult and dangerous when cars are driving by. This situation must be corrected as part of the plans for this area. The west entrance of the Southern apse is accessible and exits at grade back to Galbraith Road towards a small flank of

parking spaces (5 spaces) at the back of Simcoe Hall; these parking spots should remain to serve the occupants of Simcoe Hall.

The primary street access to the building is off of King's College Road; with the plans to remove surface level parking and reduce vehicular access to King's College Circle, the paving for this area can be reconsidered and strategies for limiting access to site servicing and accessibility for persons with disabilities should be proposed.

**Landscape and Public Realm:** Convocation Hall is surrounded by a ring of asphalt along its Eastern face that accommodates 4 lane widths of traffic, 3 of which are used for cars or parking. There are small pockets of medium hedges and other greenery on the northwest and southwest faces where the building joins Simcoe Hall, but the first impression of the building is that it is surrounded by asphalt. Convocation Hall is located southwest of the Front Campus and the lawns are a natural spill over space for the Hall during summer events. Plans should be designed to provide generous hardscape plaza around Convocation Hall to allow for lines and crowds of people to spill out of the space and towards the Front Lawn without vehicular traffic interference. The plaza should be able to accommodate student orientation and graduation activities as well as spill-over space for students at the end of lectures at Convocation Hall. Drop-off zones along King's College Circle should also be provided for here. Careful thought should be put into selecting appropriate paving materials and seating arrangement in the plaza. Additionally, provision of appropriate infrastructure to accommodate temporary structures as needed for special events such as Convocation and Spring Reunion should be incorporated. The plaza also provides an excellent spot for a public art opportunity.

Street lighting and pedestrian lighting should be added around the building. Care should be taken when choosing the colour range of the lamps for the lighting; the existing exterior lighting in the colonnade around Convocation hall has a very yellow colour range and new lamps should be in a warmer range as well. Consideration of the style of street light standards is also important as the style of standard should be well integrated with the larger campus. Additional lighting could be used to highlight the building as well, again, care should be taken when selecting the style and colour range of light.

Four donor benches are located immediately adjacent to the entrance doors. Donor benches will need to be carefully considered in the plan to maintain their presence but may be relocated somewhat if deemed appropriate. At each end of both raised bays beside the existing donor benches are standard university Waste Warrior receptacles (4 total). These also may be re-located towards the new plaza if deemed appropriate, as well as potentially being re-clad or painted to minimize their distinctive bulky appearance.

**Signage & Plaques:** There are two University of Toronto issue signs with the building address located close to the North and South Apses, facing King's College Circle. There is an opportunity to include donor plaques along this edge in such a high profile and historically significant building,

provided that they do not create visual clutter and that they are complementary to the building, the landscape plan, and site context. Any plaque or commemorative sign design must fulfill maintenance, vandalism, and weather requirements and would require review from the Design Review Committee.

### **Site Servicing**

The west entrance of the Southern apse exits to Galbraith Road and is treated as a back door towards a small flank of parking spaces (5 spaces) adjacent to Simcoe Hall. Site servicing should occur through this back door along Galbraith Road and be discouraged from King's College Circle. A drop-off zone on Galbraith Road could also be provided for to allow easy access to the accessible entrance.

**Outdoor Amenities:** Convocation Hall is in close proximity to the Front Campus lawns and the activities that the Front Campus hosts are often linked with the Hall.

Re-locating under-used bike post & rings to Convocation Hall would be useful for students during the school year. Care must be taken in their placement so that they do not interfere with graduation activities and photos; a possible appropriate spot could be on the southwest side where the building meets Simcoe Hall.

### **Heritage Features**

Convocation Hall is a listed heritage building and has been recommended for heritage designation. It is considered a significant work of Canadian architecture from the early 20<sup>th</sup> century with exemplary heritage attributes such as its copper dome roof, Ionic columns, oeil-de-boeuf windows, stonework, rusticated banding at the bottom, and extended cornices at the second and third floors. The building is highly prominent on campus with visibility from both King's College Circle and Hart House Circle. Any new landscape work around Convocation Hall should complement the historical value of the building in a contextual manner while maintaining relevance to contemporary design.

### ***Simcoe Hall***

**Entrance, Access, Exiting:** Attached to Convocation Hall, Simcoe Hall's main entrance faces directly onto King's College Road and the Front Campus, at the northeast junction of the building, up a wide set of stairs 7 steps high. There is an accessible grade level entrance on the north face of the building in the same style as the main entrance. The fire exit located on the Northwest corner of the building will be replaced as part of the CEIE building project by a bridge connection. 'Back' doors are located along the South elevation of the building, both at the top of 2 small flights of stairs of 6-10 steps. There are also 2 additional grade level entrances along this elevation, very close to the small bank of parking spots that enter into internal staircases.

**Landscape and Public Realm:** Simcoe Hall is very well maintained at the main entrance. Both the north and east facing elevations at this front entrance have manicured lawns with flower beds, raised planters, and hedges; there is also a pedestrian sidewalk along these faces of the building

that terminates at the juncture with Convocation Hall. Ivy grows along many of the walls of Simcoe Hall. Five black heritage style lamp posts, several donor benches, and a garbage/recycling receptacle are located along this face. There is also a Canada Post box, incongruously placed at the main entrance of the building – this should be re-located to better suit the heritage features of the building. The location of the waste receptacles and donor benches, as well as the width of the sidewalk should also be reconsidered in the planning of the new plaza to better integrate these items.

There are long lines that extend along the sidewalk in front of Simcoe Hall past Knox College during events such as convocation. Because the building is attached to Convocation Hall and fronts onto the Front Campus lawns, it is a natural spot for convocation and event photographs. Careful attention should be paid to providing spill-over space during special events at either Convocation Hall or Simcoe Hall. The pedestrian sidewalk in front of Simcoe Hall should be extended to include Convocation Hall and to connect to a new hardscape plaza in front of the two buildings. The paving between Simcoe Hall and Convocation Hall should be treated as a continuous experience and the selected proponent should refer to the University's *Elements in the Landscape* study to assist in selection of appropriate paving materials. New landscaping around Simcoe Hall should also tie in with any proposal around Convocation Hall as well as connect with the Front Lawn. A pedestrian sidewalk should also be designed around the entirety of the Front Lawn and be materially unified with the material selection to pave the new plaza.

The back (west) elevation of Simcoe Hall has a modest strip of soft landscape between the building and the large surface parking lot, punctuated by 5 large trees. There are several unsightly window air conditioner units on this elevation which should be considered in the planning exercise. It would be desirable to remove and replace them with a central unit if possible or at minimum, conceal them with landscaping. High level flood lights are found at the top of the building on this side to provide safety lighting for the parking lot. These will no longer be needed once the CEIE building is completed and pedestrian street lighting will need to be installed. Light standards should be in line with the design of the new CEIE building and Simcoe Hall. Landscape and paving connections between the new building and Simcoe Hall along this edge should also be carefully considered.

Along the South elevation, there is a small section of soft landscaping demarcated by raised curbs, as well as a brick paved seating area with 4 benches bound by hedges and a large tree at the southeast juncture of Simcoe Hall and Convocation Hall. There is a garbage/recycling receptacle in this area, as well as 4 bike ring posts. Additional bike racks could be accommodated in this location. There is no sidewalk along this edge – a sidewalk or pedestrian-only walkway should be designed in this area in conjunction with the pedestrianization measures proposed in front of Convocation Hall.

Several long light wells along the North, South, and west elevations provide natural light into the basement level of the building. They are situated within the green landscaping at the edges of the building, covered with grills; their locations should be maintained and their quality can be improved in the planning.

**Signage & Plaques:** There is a building sign close to the main entrance of the building as well as another sign on the South side along Galbraith Road. There are also smaller signs at the front of the building indicating reserved parking for the Governing Council of the University which will be removed or relocated as part of the new plans. Because Simcoe Hall houses the governing bodies of the University, new donor plaques and commemorative signs at this location must be carefully considered and only installed if deemed appropriate for the University current and future plans.

**Site Servicing:** Deliveries currently are received through the main entrance off of King's College Circle, on the public face of the building. This should be discouraged in the future and site servicing for the Hall should occur off the back entrances of Galbraith Road.

**Outdoor Amenities:** Simcoe Hall, like Convocation Hall, is in close proximity to the Front Campus lawns and the activities that the Front Campus hosts are often closely linked. Simcoe Hall will also back onto the new CEIE building, its landscape design and any new paths and amenities between the two buildings.

**Heritage Features:** Simcoe Hall is a heritage listed building and has been recommended for heritage designation. Like Convocation Hall, it is visible from both King's College Circle and Hart House Circle and highly prominent on campus. Heritage features of note include the building's entrance with pediment and Corinthian columns, arched windows on the west façade, stone window surrounds and cornice under the brick parapet. As with Convocation Hall, any new landscape and planning interventions should complement the historical value of the building in a contextual manner while maintaining relevance to contemporary design.

### ***A.5 Knox College***

Knox College was originally built in 1915 as the successor to its original building at One Spadina Crescent. Today, Knox College functions much as it did in its early days, as a Presbyterian College accommodating a library, chapel, offices and dormitory rooms for its students.

The building is located on the western boundary of King's College Circle with its primary entrance off the Circle located about mid-way between Simcoe Hall and Prichard House. The building also fronts onto and may be accessed from St. George Street to the west. The building is set back from King's College Circle and the pedestrian sidewalk with a deep lawn that rises toward the building forming an elevated table from which the building rises. The building's plan is u-shaped in configuration divided by a cloistered walkway that defines two landscaped quadrangle spaces.

Nona Macdonald Walk runs along the south side of Knox College, leading to the university's Nona Macdonald Visitors Centre which is located at the ground level of the College.

As Knox College defines part of the western boundary of King's College Circle its grounds and public realm elements will need to be considered as part of the larger Landmark project.

**Entrance, Access, Exiting:** The main entrance to Knox College on the east elevation is raised 6 steps above the sidewalk. Another raised entrance is located on the western face of the west wing fronting St. George Street, opposite to the entrance off of King's College Circle. Both of these main access points should be maintained and celebrated in the new plan. The east and west wings of the building enclose an open courtyard and are connected by a covered walkway. There are several access points to the courtyard around its perimeter as well as from the walkway.

There is a service entrance in the northern portion of the west wing with a concrete driveway that exits into St. George Street. There is also a grade level entrance from the north side that exits to a small side parking lot between Knox College and Prichard House which should be kept, as well as a grade level maintenance entrance off of Nona MacDonald Walk. The main entrance (wheelchair accessible) to the Nona Macdonald's Visitor Center, housed in the ground level of Knox College, is located at the eastern side of the walk. The entrance is well designed and could be made more prominent or easier to find; access to it should be considered in the new plaza design in front of Simcoe & Convocation Hall.

**Landscape and Public Realm:** Both the east and west wings of Knox College have landscaping along their front edges. On the east side, the sidewalk is separated from the building by a deep rising lawn with several mature trees, bushes, and other plantings that line the front of the building. The sidewalk on this face is at times too narrow, especially during events such as convocation where the spill-over lines extend past Knox College along the sidewalk. The hardscape at the front of Knox College should be reconsidered and extended to accommodate these events, especially at the south end beside Simcoe Hall. The west side that faces St. George Street has a pedestrian sidewalk separated from the building by a shallower lawn with a lower rise, also planted with large trees and some hedges.

The southern edge of the building faces Nona MacDonald walk which is densely planted with tall grasses, trees and full shrubs. The walk connects King's College Circle to St. George Street and runs between Knox College and the Simcoe Hall parking lot. Along this edge of the building are 9 bike ring posts, additional seating and garbage/recycling bins as well as a fire hydrant. This walk will change with the construction of the CEIE building and provisions for the bike parking, seating, garbage / recycling and the fire hydrant are being considered as part of the project.

The northern edge of the building is landscaped with a heavily manicured lawn and a curved pedestrian sidewalk between Knox College and Macdonald-Mowat House. There is also a small surface parking lot on the north edge.

Heritage style lamp standards light the site along the front and back elevations and along Nona Macdonald walk. The style of lamp standards change along the length of the building and some thinking should be put into unifying the design standard. Additional wall mounted exterior lights are provided at the entrances of the building. There are also several lights on the building's east and

west lawns, placed within the hedges, and directed towards the building to provide up-light in the evenings. The lighting of various heritage designated buildings on campus within the Landmark Project area is inconsistent and should be re-considered as part of the project.

**Signage & Plaques:** The building's address is noted on a sign along the St. George Street face at the south side of the building and on the King's College Circle face at the north side. Nona MacDonald Visitors Centre is indicated by the graphics on the entrance near the walkway, as well as by a free standing University of Toronto sign at the head of the walk near King's College Circle. There is also a campus map located in this area; it could be relocated closer to the entrance of the Visitor Centre or somewhere in the new plaza, if appropriate.

Contemporary purple banners are hung on the buildings' east and west elevations near the entrances, advertising the College. CaPS approval is required for banners on heritage buildings such as Knox College – the banners are currently approved for a maximum of 2 years, after which Knox College will need to reapply for permission to continue hanging the banners. Banner placement or other signage opportunities should be considered as part of the new plan.

**Outdoor Amenities:**

Knox College has a beautiful internal courtyard cut by a covered walkway creating two landscaped quads. Each of the quads has manicured lawns, small flower gardens, and seating which should be maintained.

There is a small surface parking lot between Knox College and the J. Robert S. Prichard Alumni House to the north of the College. The lot is fenced off from King's College Circle and is accessed via a service lane between the Macdonald-Mowat House and School of Graduate Studies on St. George Street. The parking lot is owned by Knox College and has approximately 16 parking spots. There may be an opportunity on this site to partner with the University to include it in the Landmark Project.

Parking is also found along King's College Circle, with a paid parking machine in front of the buildings main entrance; this might be removed as part of the project. Drop-off zones will continue to be required for accessibility and servicing purposes.

**Site Servicing:** Large delivery trucks park along the east face of the building, as King's College Circle provides delivery access to many of the neighbouring buildings. Although this should be discouraged, some consideration to temporary parking for deliveries and servicing should be included in the Plan..

Garbage storage and pick-up is at the northwest corner of the building in a very visible dumpster that faces St. George Street. Deliveries also come to the building from St. George Street. There is a fire hydrant on the St. George side, at the southwest corner of the building.



**Heritage Features:** Knox College is a heritage designated building. In 1915, Knox moved from 1 Spadina Avenue to its current Gothic style building designed by architects Chapman and McGiffin. Renewed architectural lighting may be incorporated into the landscaping to highlight the building.

#### ***A. 6 J. Robert S. Prichard Alumni House***

Completed in 1958, the Prichard House is a foursquare style building that fronts onto the northwest corner of King's College Circle. The building was designed in a modern movement style with classical revival influences by architects Mathers & Haldenby. The stone and slate building housed the University of Toronto Press for over 30 years and then the University bookstore for 15 years. It currently houses Advancement offices.

**Entrance, Access, Exiting:** The main entrance to the building faces King's College Circle. The building is set back in line with the east face of Knox College, on a generous plinth of large stone paving four steps above the pedestrian sidewalk. To the left of the main entrance is an accessible entrance with a ramp that leads to the pedestrian sidewalk in front of the building. A fire exit stair is at the back of the building, facing west towards an asphalt service area between Macdonald-Mowat House and Prichard House. There is also a grade level entrance with a small at-grade loading dock on the west face. Access to the building's back face is from St. George Street for cars or by Prichard Lane for pedestrians.

**Landscape and Public Realm:** The hardscape paving is quite extensive around Prichard House, as the building is set back as much as Knox College but lacks soft landscaping to separate the pedestrian sidewalk from the building. Common stone pavers are used directly adjacent to the concrete sidewalk with a mature tree located at the southeast corner of the site. A set of stone retaining walls flank both sides of the wide steps that lead to the raised stone platform around the main entrance. This raised area is spacious enough for a picnic table and benches, as well as a customized wood-clad Waste warrior garbage receptacle. There are various bushes, hedges and flowers planted in the raised planters created by the retaining walls, as well as some free standing planters in front of the main entrance. The north of the building has a thin strip of dense landscaping that lines Prichard Lane. The landscaping also conceals two raised light wells that are covered with metal grills. Raised light wells are also found along the main entrance façade flanking the entrance doors.

Prichard House hosts many alumni events and fundraisers and there is a desire to create a small plaza or exterior event space in front of the building. This could be achieved either by extending the raised plinth with generous wide stairs leading up to the new event area or lowering it and creating a grade level plaza. The new plan should provide input on how to unify the different paving materials around Prichard House and if any of the existing hardscape should be replaced to provide a more unified experience from Convocation Hall to this edge of King's College Circle.

Brown circular lamp standards line King's College Circle in front of the building. Two black lamp posts in a different style sit in the planters of the raised stone plinth directly in front of the building.

These posts are also in a style different than those found at the neighbouring Knox College. There is a post box in front of the building, close to the pedestrian sidewalk off of King's College Circle. Design intention should include how to create exterior lighting standards to provide a more unified experience for pedestrians navigating the campus.

Traffic currently flows counter-clockwise around King's College Circle and keeps to the left side of a triangular island located in front of Prichard House. Parking spaces are located around the remaining sides of the traffic island. A new plaza plan may accommodate changes in traffic flow including the elimination of the island to allow for a more generous gathering space.

**Signage & Plaques:** The building has its name applied at the top of the front façade. There is also a free standing University of Toronto sign with the building address and an accessibility marker in a triangle of landscaping close to King's College Circle. Prichard House is the Alumni center of the University and its main entrance with extensive hardscape around the front of the building could provide excellent opportunities for donor plaques and memorials in honour of various notable alumnae; there is also a good opportunity for public art in this area. All of these should be considered in the Landmark Plan.

**Outdoor Amenities:** Prichard House is close to both the Front Campus lawns and Sir Daniel Wilson Quadrangle. The green spaces are very different in feel and function and any new plaza that is designed in front of Prichard House will need to link the two spaces cohesively.

**Site Servicing:** A row of plastic garbage and recycling bins for the building are located on the south face of the building, at the southwest corner facing the surface parking lot. There are several HVAC units also located along this face of the building which could be concealed with better landscaping. Deliveries to the building happen at the west side of the building, where the small lift dock is located, accessible from St. George Street. The west side of the building is surrounded by asphalt paving and is accessible for pedestrians by Prichard Lane.

## ***B. Facing Hart House Circle***

### ***B. 1 Hart House***

Hart House is a Collegiate Gothic style building situated on the northern edge of Hart House Circle. Conceived of and originally funded by Vincent Massey, the building began construction in 1911. It opened in 1919 as "a gathering place for [male] students to partake in co-curricular activities," becoming co-educational in 1972. It combines an athletic centre with a theatre, art gallery, library, music room, chapel and debates room, restaurants, and many other facilities for student interaction.

The Justina M. Barnicke Gallery is located within Hart House, and accessed off Tower Road. Opened in 1983, the gallery focuses on contemporary Canadian art and hosts regular exhibitions and events in its space. Like the University Art Centre, with which it is federated, the gallery lacks permanent, prominent signage to mark its entrance. Exhibition banners are currently hung on the western face of Hart House.

**Entrance, Access and Exiting:** There are several means of entering Hart House. Two sets of ceremonial doors are located on the south face of the building, facing Hart House Circle. Entry into the theatre and Sammy's restaurant are also found here. The only accessible entrance is located off Tower Road, via a ramp. The ramp requires upgrading to conform to current standards. The location of the accessible entry requires provision of a permanent, accessible parking spot in close vicinity to the entrance. Currently this is located on Hart House Circle, in front of Soldiers' Tower.

Primary service access for University College, Barnicke Gallery, Hart House Fitness Centre and Wycliffe College is routed through Tower Road, and will continue to do so in the future. Deliveries and garbage/recycling storage and pick-up for University College occur at the end of the service lane running along the north side of University College. It is also a fire-route for University College, Hart House and Wycliffe College. While access must be maintained, material and organizational improvements to the garbage/recycling area should be developed to help mitigate the "service-lane" aesthetic that currently characterizes this area.

The working group has suggested that removing curbs from Tower Road and creating a level plane for pedestrians, vehicles and bicycles that would run from the eastern edge of the field to the edge of the Hart House and Wycliffe properties. Consideration will need to be made to stop vehicles from driving into landscaped areas and the historic facades of the buildings. Bollards or other mechanisms may be considered. As Tower Road is not a bike or vehicular route, but a shared space, strategies for controlling speed and flow should be considered.

The entrance to Tower Road should be prominent and recognizable as a gateway to this area of the campus. A link to the entrance gateway of Philosopher's Walk through material, signage or landscaping is encouraged.

**Outdoor Amenities:** Hart House Circle, lying immediately south of Hart House, provides one of two substantial outdoor spaces associated with Hart House. This well-treed space is used by the Student Union for summer barbeques and other student events. Benches and public art are well located in the Circle. The second outdoor space is the Hart House Courtyard, which contains tables and chairs, a patio, and outdoor sculpture. In good weather, the courtyard is a popular location for events. The Hart House Garden, a smaller outdoor space, is situated at Queen's Park Crescent. Produce from the garden is used by the building's restaurants.

There is a cluster of bike parking located at the terminus of Tower Road. Additional post and rings are located around the building. During peak seasons, the bike parking is in very high demand in

these locations and increased spaces would be welcome. Innovative parking and/or shelter solutions should be employed to maximize the number of parking spaces in an attractive manner.

**Landscape and Public Realm:** Surrounded by Tower Road, Hart House Circle and Queen's Park Crescent, there is minimal soft landscaping at Hart House. The western flank of the building is set back from Tower Road, and fronted by a lawn. This area provides the greatest opportunity for future improvement. There is a small paved service lane between Hart House and Wycliffe College off of Tower road that is part of Hart House grounds – the landscaping on the edges of this lane could also be considered for improvement.

**Signage/Wayfinding:** Prominence must be given to the entrances of the Justina M. Barnicke Gallery, the University of Toronto Art Centre, the Soldier's Tower Memorial Room and the Hart House Fitness Centre, with comprehensive, coordinated signage. More comprehensive design solutions (including possible re-orienting of entrances) should be developed for future, phased implementation.

**Servicing:** Hart House is serviced via Queen's Park Crescent. All deliveries and back of house activities take place here. Given the prominence of Queen's Park Crescent, and the significant exposure of these activities to the wider public, improvements to the area should be explored. Garbage and recycling is stored at the service entrance, off Queen's Park Crescent.

**Heritage Features:** Hart House is a heritage designated building. It is the venue of many important campus events and has a prominent presence on campus. Significant architectural heritage features include a beautiful central courtyard, leaded windows, stone facing, ashlar embellishments, and slate roof.

### ***B. 2 Soldiers' Tower***

Soldiers' Tower was completed in 1924 as a monument to the 628 University students, staff and alumni who gave their lives in First World War, with the names of the 557 Second World War dead added after that conflict. At 143 feet in height, it is Canada's second largest war memorial after Ottawa's Peace Tower. It also has the only operating carillon at a Canadian university, and is a focal point at the terminus of Tower Road.

At its base is an arched gateway closed to vehicular traffic, but open to pedestrians and cyclists (though it is not an official bike route). A Memorial Room is located on the second floor, which contains a collection of UofT war time service memorabilia. This space draws students, staff, alumni and members of the public to visit. The upper levels of the Tower contain a 51 bell carillon, which is played on Remembrance Day, Convocation, Spring Reunion, UofT day, and for special recitals. A small garden has been created on the western edge of the base, near the entry door. A stone Memorial Screen, listing the names of those killed in the First World War, extends south from the Tower, touching the edge of Hart House Circle. The area directly south of Soldiers' Tower should be reconfigured into a plaza, suitable for Remembrance Day and other gatherings.

A shelter for the UTM bus would be a welcome addition to the eastern edge of this space, or alternatively, relocating the UTM bus to a different part of campus could be considered.

### ***B. 3 Louis B. Stewart Observatory Building***

Originally completed in 1855 south of King's College Circle, the Toronto Magnetic & Meteorological Observatory was relocated to its present location within Hart House Circle in 1908 to allow for the construction of Convocation Hall. The building housed meteorological and astronomical studies until 1953 and is currently the home of the University's Student Union. The Student Union may move to the Student Commons building planned to be located at 230 College Street once the Faculty of Architecture relocates to One Spadina. If the Student Union is relocated the building will be repurposed for other University uses. ,

**Entrance, Access, Exiting:** The building is placed west of the center of Hart House Circle, with a generous setback from the curb. The main entrance to the Observatory is from the west side of Hart House Circle up the pedestrian sidewalk that extends into the circle from the perimeter. The raised entrance is made accessible by a generous ramp that slopes along almost the entire setback of the building. There is an additional raised entrance on the south side of the Observatory tower and a basement level entrance on the north side of the building opposite to Hart House.

**Landscape and Public Realm:** The Observatory is surrounded by the sloping lawns of Hart House Circle and a wide variety of mature trees and plants. Several diagonal paved paths cut through the Circle leading to prominent entry points around Hart House and the campus at large. They are paved with the University's standard concrete pavers or poured concrete. There is no pedestrian sidewalk around Hart House Circle; new plans should propose a sidewalk or pedestrian-only walkway so that pedestrians can safely walk around the entire perimeter. Pedestrian connections should also be made between the circle and the proposed plaza at Soldiers' Tower.

**Signage and Plaques:** There is a wall mounted relief with artwork commemorating the protestors in Tiananmen Square on the building's east side. There is also a permanent sign for the Student Union on the grounds, as well as banners for Student Union events.

**Outdoor Amenities:** The grounds of Hart House Circle provide ample space for Student Union activities, including BBQs and student rallies.

**Site Servicing:** The building is serviced off of Hart House Circle. There are plastic recycling and garbage bins placed on the raised landing near the Observatory's main entrance and the long ramp. Screening of these elements is desirable.

**Heritage Features:** The Observatory is a designated heritage building, recognized for its Italianate style stonework, slate roof, and dome on tower. Architectural lighting should be considered for the building.

### ***C. Facing Back Campus***

Tower Road, Back Campus and the surrounding environs comprise a significant feature of the University's campus. As part of the original campus layout, the area is framed by noteworthy heritage buildings, monuments, and commemorative pathways. It is the nexus of well-travelled pedestrian routes from other areas of campus.

Recognizing its place in the broader cultural landscape of the University, the Back Campus was chosen as a demonstration site for the open space master plan, *Investing in the Landscape*, in 1999. For the purposes of the demonstration plan, the Back Campus was defined as the entire area from the curb at Hoskin Avenue, to the face of University College, and from the fences of Whitney Hall/UC Union to Wycliffe College/Hart House. A number of key concepts emerged from this plan, including broader pathway connections, increased tree cover, and additional seating along key routes. While the plan was not implemented, its concepts and goals for the area remain relevant. Tower Road currently provides service access to University College, access for parking behind Wycliffe College, daily parking spaces along the western length of the road and pedestrian access to Hart House, University College, the Back Campus and the University to the south. The multi-purpose nature of this space has created some accessibility and safety issues, and overall Tower Road lacks a cohesive urban design strategy.

To the north, Hoskin Avenue is marked by a wrought iron fence that runs from Whitney Hall to Tower Road, and currently marks the extent of the Back Campus. The municipal sidewalk lies immediately to the north. The Pan-Am project has recently introduced a fence positioned to the south of the current one, rendering the original wrought iron fence redundant, and creating an awkward double-fence condition. Concurrently on the southern extent of the fields, a new removable fence has been erected, leaving Erindale Walk unconnected to the new development when it is in place.

The Back Campus project provides an impetus to revisit, consider and implement the goals identified in the 1999 open space master plan. The areas to be specifically addressed in this project begin at the edge of the Back Campus fields (Tower Road, Erindale Walk, the south side of Hoskin Avenue, the western walkway along Back Campus) and extend to the buildings that frame the edge of the space.

Public Realm: The design for the Back Campus must create a cohesive pedestrian experience along Hoskin Avenue, Tower Road, Erindale Walk, Laidlaw Lane, Whitney Walk, including lighting, seating, green space, signage, planting, paving, and public art. The design should consider project boundaries that extend to the edges of the surrounding buildings. "Complete street" solutions that incorporate a multiplicity of uses are encouraged.

The working group suggests the removal of the wrought iron fence along Hoskin Avenue and the creation of a new landscaped pedestrian zone, incorporating a widened sidewalk along Hoskin, extending beyond the existing line of trees to the edge of the new field.

At the southern edge, consideration should be given to the shifting of the Erindale Walk to the new east-west pathway that has been installed as part of the field hockey fields construction.

### ***C.1 Wycliffe College***

Wycliffe College is an Anglican graduate school of theology and seminary. It is a member of the Toronto School of Theology, an ecumenical federation of seven colleges, six of which are located on the University campus. It is located on the north east corner of the historical campus. The original red brick Victorian building was erected in 1891 with a library, refectory and residence added in 1907, a new chapel in 1911 and a new stone clad Gothic style library in 1930.

**Entrance, Access, Exiting:** The main entrance to the building is a raised entrance off Hoskin Avenue. There is also a direct entrance into the chapel from Hoskin Avenue. Another prominent entrance is off Queen's Park Crescent, set back substantially from the road by a large lawn. There is a grade level service and accessibility entrance directly off of Tower Road, as well as several entrances off the asphalt courtyard on the west side of the building, including one that leads into Crux bookshop.

**Landscape and Public Realm:** A thin strip of landscaping with bushes, shrubs, large rocks, and crushed stone lies along the western edge of the building facing Tower Road. The landscaping is minimal, as Tower Road is treated as a service road to the back of both Wycliffe College and Hart House. The raised curbs help protect the heritage building facades and plantings from vehicular traffic traveling along Tower Road. The asphalt paving from Tower Road runs into the courtyard on the west side of the building. Landscaping this courtyard into a potential green space could be considered to improve this area as the accessible entrance to the College as well as improving on the thin strip of landscape at the back edge of the building to mitigate the 'service lane' feeling.

Several antique style lamp posts line Tower Road beside the College. Although there is no pedestrian sidewalk at the back of the College one exists north of Hart House and might be considered for improvement as the Back Campus is developed. Tower Road currently has a row of surface level diagonal parking spots on its west side, opposite the College, that should be considered for removal to improve the pedestrian experience. There is a pedestrian sidewalk between the parking spots and the Back Campus fields.

The College is set back from Queen's Park Crescent by a very deep lawn, and buffered from this street edge with hedges and several mature trees. The lawn continues north in front of the College's tennis court and then shrinks substantially in front of the building face along Hoskin. Hoskin Avenue is also landscaped with many mature trees.

**Signage and Plaques:** Several of the buildings address signs are located on Hoskin Avenue, including a memorial plaque. There is a small sign directing students to Crux bookstore off of Tower Road. There are also parking signs inserted into the landscaping on the College east side of Tower Road. Going forward, some signage will be necessary to indicate this as a shared service and pedestrian space.

**Outdoor Amenities:** There is a small surface level parking lot off of Queen's Park Crescent West on the northeast side of the site, with additional parking spots set deep inside the courtyard off Queen's Park. Parking spots are also found in the courtyard off Tower Road, as well as between the Chapel and Dining Hall off Hoskin Avenue. There is some soft landscaping in the courtyard off Queen's Park Crescent, along with children's playground equipment.

There is a tennis court on the grounds beside the Chapel, partitioned off with a high chain link fence, visible from both Hoskin Avenue and Queen's Park Crescent West.

**Site Servicing:** Garbage bins are stored in the open space between the College's Chapel and Dining Hall; an asphalt driveway enters this area from Hoskin Avenue. Additional site servicing is via Tower Road into the back asphalt paved courtyard. There is a large dumpster off of Tower Road in the driveway between Hart House and Wycliffe College, the location of which should be considered in the overall plan.

**Heritage Features:** Wycliffe College is a designated heritage building, noted for its sober and austere Victorian exterior. Architectural feature lighting may be considered as part of the overall plan.

### ***C. 2 Whitney Hall, University College Union and Morrison Hall***

These three buildings form the west edge of Whitney Walk, facing the new Back Campus playing fields. Morrison Hall is the newest of the buildings. Completed in 2005 by Zeidler Partnership, the building occupies an extremely tight infill site fronting St. George Street between Sir Daniel Wilson Hall and University College Union. It is a 13 storey tower sitting on a 2 storey yellow brick podium that integrates well with the neighbouring Sir Daniel Wilson Hall. The back of the building that faces Whitney Walk consists of the two storey podium of curtain wall glazing and yellow brick that integrates well with the back façade of Ferguson Dining Hall. North of Morrison Hall is University College Union, a late Victorian family residence building from 1885 that now houses University College student activities and the Centre for Drama, Theatre, and Performance Studies. In 1923 an addition was added to the back of the building up to the edge of Whitney Walk; the addition now houses the Helen Gardiner Theatre. North of University College Union is Whitney Hall. Originally a women-only residence built in 1930, the residence now houses 250 co-educational students in four houses that are tightly composed around a small lovely quadrangle. Like Sir Daniel Wilson Hall, the building is in Georgian revival style, with articulated doorways, railings, and lanterns, done in red brick.



**Entrance, Access, Exiting:** All three of these buildings have their main entrances on St. George Street. Whitney Hall has several raised entry points along the perimeter of the inner quadrangle, as well as a raised entry that leads straight through to the main entrance on St. George. The quad is gated with a high wrought iron fence on its east face in front of Whitney Walk and there are two lower entry points flanking the gates that could be made accessible with the introduction of small ramps. University College Union has two back exits from the Theatre extension leading towards Whitney Walk, raised 1 step above grade. The main entrance to the Theatre is on the south side of the building along a landscaped path between Morrison Hall and University College Union. Morrison Hall has multiple entrances along its podium perimeter, including an accessible back entrance at the east side of the path between UCU and Morrison Hall, and a raised back entrance that exits towards a glassed in courtyard and 8 steps that lead down to Whitney Walk.

**Landscape and Public Realm:** Whitney Hall has a small, well-maintained quadrangle enclosed by its buildings, furnished with a few heritage style benches as well as an out-of-place waste warrior receptacle that looks stylistically incongruous with the heritage features of the quad. Recladding of these elements is recommended in this location and overall.

Whitney Walk is lined with soft-scape plantings along its entire length. Whitney Hall has a small lawn with a row of large mature trees at the walk edge. The lawn is also lined with light wells along the east edge of Whitney Hall, covered in grates with windows opening into the lower level of the building. University College Union also has a lawn on its east face, lined with small, young trees and hedges at the base of the building. There is also an accessible paved area leading to the back doors of the theatre. A generous landscaped pathway separates University College Union and Morrison Hall, enhancing the pedestrian experience from St. George Street into the back campus area. At the end of Whitney Walk, the back of Morrison Hall is landscaped with an abundance of bushes and small trees before merging with the lawn in front of the Ferguson Dining Hall.

One thing to note about this area is that the paving used, a standard square paver, is consistent throughout, from inside the quadrangle in Whitney Hall to the back entrances of University College Union and Morrison Hall. Any landscape work done around the Back Campus should also involve this type of paver to maintain a unified pedestrian experience.

Design attention will be needed in considering how to maintain privacy for the residences along the walk that will now back onto a heavily used playing field. Whitney Hall benefits from having an enclosed gated courtyard and Morrison Hall has a raised stone platform backing onto Whitney Walk, however amenities such as more waste receptacles, seating, bike racks, and lighting will have to be included in the plan to accommodate the recent changes to the Back Campus.

**Signage and Plaques:** All three buildings have their address signs along St. George Street. There are no University of Toronto signs on the back of the buildings. There is a small commemorative plaque on a post marking the beginning of Erindale Walk where it intersects with Whitney Walk.

**Outdoor Amenities:** There are several bike ring posts and waste receptacles along the pedestrian path between Morrison Hall and University College Union. There is also a red emergency call post on this path at the intersection of Whitney Walk. Another waste receptacle is located at the north tip of Whitney Walk where pedestrians enter from Hoskin Avenue.

Whitney Hall is in need of more bike racks as students currently lock their bikes all along the iron fence running the length of the building; the plan should relocate some of the bike rings currently underused in other areas and install them closer to where students will likely park their bikes.

There currently are very few lamp posts along Whitney Walk and the Back Campus and more should be considered. There is one style of lamp standard on the path between Morrison Hall and UCU, different from the style used in front of Sir Daniel Wilson Hall. Care should be taken when selecting the standards along Whitney Walk so that they are appropriate to the site as well as the campus at large.

**Site Servicing:** Servicing and deliveries for all three of these buildings occurs from St. George Street.

**Heritage Features:** Both Whitney Hall and University College Union are heritage listed buildings. Whitney Hall is a red brick building with a slate mansard roof, embellished with classical motifs in brick and stone. University College Union is a Queen Anne Revival style building with sculptural stonework and woodwork. The majestic stand of elms along Whitney Walk dates from the beginning of the 20<sup>th</sup> century and should be carefully preserved in any changes to the area. In addition, as they reach the end of their natural life span, plans should be developed for reforesting the area.

## ***D. Facing Sir Daniel Wilson Quadrangle***

### ***D. 1 Sir Daniel Wilson Hall***

Built in 1954, Sir Daniel Wilson Hall is a yellow brick co-educational residence hall built in Georgian Revival style. The building is a large U shaped building with a prominent clock tower above the central pavilion. The building creates a large quadrangle space that opens towards University College. In 2005, an addition was built to Ferguson Dining Hall at the north wing of Daniel Wilson Hall so that it could serve both Daniel Wilson and Morrison Hall residences.

**Entrance, Access and Exiting:** There are multiple points of entry to the residence along all flanks of the building. On the sides facing the quad, the entry doors are all raised 5 steps above grade. The building is separated from the quad by a wide continuous light well along the south and west edges allowing for full size windows at basement level. On the north edge is a main arched entrance into Howard Ferguson Hall from within the quadrangle; an additional entrance to the Dining Hall is at the east face of the north wing. There is passage to St. George Street via an open archway on the west wing of the building. Wheelchair accessibility is an issue.

**Landscape and Public Realm:** The quad is well-landscaped with many mature trees and well-kept lawns that are divided by paved paths crossing at a diagonal to the multiple entrances along the quad. There are four benches and two waste-warrior receptacles in this area which are well-used. In general the landscaping in this quad is quite successful and well maintained, indicating minimal intervention would be required at this site, other than integrating the existing sidewalk between University College and Daniel Wilson Hall with any new plaza design in front of Prichard House.

**Signage and Plaques:** There are University of Toronto signs with the building name at both ends of the quad, as well as a large plaque commemorating Sir Daniel Wilson and his accomplishments at the south east end of the quad.

**Site Servicing:** Garbage storage and pick-up, as well as deliveries are all negotiated by the St. George Street side of the building. There is a large shared garbage zone between Daniel Wilson Hall and the much newer Morrison Hall for this purpose.

**Heritage Features:** Sir Daniel Wilson Hall is a heritage designated building. Architectural heritage attributes include the archway with covered passage to the quad, clock tower and copper cupola, copper flashing and coping, slate roof, and shed dormers. It is considered an excellent example of mid-century Georgian Revival architecture.

#### ***D. 2 Bissell House***

Bissell House is part of the University College building and is the private residence of University College's Principal and the site of many College events. Bissell House is a 1.5-storey wing on the northwest side of the main three-storey Romanesque Revival style building, and originally served as the residence for the College's steward and his family, as well as the scullery and pantry for the adjacent kitchen. It is included in this study as a separate item because of the sensitive nature of landscaping around a private residence housed within a public institution. The 'front yard' of Bissell House is in a highly visible location as it fronts the end of Whitney Walk and Sir Daniel Wilson Quad. The current Principal of University College resides at Bissell House, although this was not the case for all past principals. The University should anticipate that different principals will have different requirements of privacy, if they choose to reside at Bissell House.

**Entrance, Access, Exiting:** UC Bissell House is easily accessed by entering the UC building from Sir Dan's arch. There is also a private entrance to the home past a short metal gate, on the south side of the house from Sir Daniel Wilson quad.

**Landscape and Public Realm:** Currently there is a tall wood fence around a small yard at Bissell House, installed at the request of the UC Principal to give his family privacy. The fence surrounds the yard on the north, west, and south sides and is highly visible, facing Erindale Walk & Back Campus on the north, Whitney Walk to the west, and Sir Daniel Wilson quad to the south. Around the fence is an awkward buffer area of lawn and mature trees; these in turn are surrounded by a manicured

hedge. This buffer area includes unsightly green electrical units that should be relocated or better screened by landscape material. On the north side of the site along Erindale Walk, in front of the hedges and the wood fence, is another metal pipe and wire fence that prevents hedge overgrowth. This second fence should be removed in the new plans and new landscape designs should be proposed that examine the public frontage of the site, the placement and size of hedges around the site, as well as the privacy and security concerns of the residents of Bissell House. The historical context of the building and site should be a consideration in any new landscape proposal.

**Signage and Plaques:** Signage indicating the location of Bissell House and the residence of the Principal could be desirable although this must be considered in consultation with the tenants as their privacy and security are of concern.

**Outdoor Amenities:** Bissell House faces the Back Campus playing fields, Sir Daniel Wilson's Quad, the grounds of University College and has plenty of exposure to campus open space.

**Site Servicing:** Garbage disposal is found at the back of University College facing Erindale Walk and Tower Road. The receptacles are concealed behind a high wood fence. Vehicle access to the receptacles is via Tower Road.

**Heritage Features:** Bissell House, being part of University College, is a heritage designated building and is part of the designated National Historic site.