



# UNIVERSITY OF TORONTO

## Office of the Vice-Provost, Space & Facilities Planning

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May 27<sup>th</sup>, 2000.

### MEMORANDUM

**To:** Planning and Budget Committee

**From:** Ron Venter, Vice-Provost, Space and Facilities Planning

**Re:** University College Residence

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#### **Background**

The Project Planning Report for University College Residence was approved by the Planning and Budget Committee on April 16<sup>th</sup>, 2002. The cover memorandum, dated April 8<sup>th</sup> is attached for information and details each of the recommendations, as approved. Subsequent to the Planning and Budget Committee approval, the Project Planning Report for the University College Residence was also approved by the University Affairs Board and the Academic Board. In all presentations it was clearly stated, as recorded in the recommendations, that municipal approvals would be required to complete the eastern edge of the Sir Daniel Wilson residence quadrangle, an area currently zoned as University Open Space.

#### **Revisions to the Project Planning Report**

In recent weeks it has been established that the City of Toronto is opposed to the siting of the residence on University Open Space, and has recommended that the proposed residence should preferably be entirely located on the St. George Street parking site, immediately north of Sir Daniel Wilson Residence. This will require a higher building envelope on the parking lot site and could result in a structure equivalent in height to that of the Sidney Smith Hall to provide for the approximately 300 beds. This change in scope from the original submission will also necessitate other adjustments, most notably to the dining hall, utility infrastructure and the drama centre. These details are currently being explored and will require the services of external consultants to better define the scope of this project within the guidelines recommended by the City of Toronto and to address the density needs of the project. The Vice-President Business has approved an allocation of \$50,000 to complete this investigation that will result in a clearer definition of the project scope and the total project cost. Thereafter the revised Project Planning Report will be prepared, the funding resources re-assessed with the appropriate modelling completed to evaluate the viability of the project and forwarded to Planning and Budget for approval. This cycle will proceed to secure formal approval by Governing Council. In the event that these revisions can be completed sufficiently early in the summer, it would be the intent to have this project approved under summer authority to accelerate the design and construction of the project.



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April 8th, 2002.

### MEMORANDUM

**To:** Planning and Budget Committee  
**From:** Ron Venter, Vice-Provost, Space and Facilities Planning  
**Re:** Project Planning Report for the University College Residence.

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#### **Item Identification**

Project Planning Report for the University College Residence

#### **Sponsor**

Ron Venter, Vice-Provost, Space and Facilities Planning

#### **Jurisdictional Information**

The Committee considers reports of the Project Committee and recommends to the Academic Board approval in principle of projects.

#### **Highlights**

The demand for residence places at the University of Toronto, especially places for first year students, has grown steadily over the last few years. University College has the most critical need for student housing of all colleges on the St. George campus. It currently can only house 12% of its students. This compares unfavorably with similar colleges notably Victoria, St. Michael's and Trinity where the corresponding numbers are 24%, 24% and 36% respectively.

University College's current residences – Whitney Hall and the Sir Daniel Wilson residence together house approximately 450 students. The Project Committee has recommended the construction of 312 new residence places for undergraduate students, a number which will bring the housing capacity at the College to slightly fewer than 20% of the College's full-time equivalent enrolment. In addition to student residence beds, the space program calls for two short-stay rooms, five dons suites and a Residence Life-Coordinator apartment.

In January 2000 a Project Committee [Users' Committee] was established. The Principal of University College chaired this Project Committee composed of students, faculty and staff. Key alumni also formed an informal advisory group to the Principal. Over the past two years the College has examined a number of potential building sites. These have included the western edge of the back campus and the current choice, i.e. adding a north/south wing to complete the eastern edge of the Sir Daniel Wilson residence quadrangle and also using an approved building site (Site 22). The Sir Daniel Wilson residence quadrangle is currently zoned UOS (University Open Space) in the City of Toronto zoning by-laws and as such will require re-zoning before any building may occur on this site. Because of the sensitive nature of the University College precinct lands, the College has been committed to examining all siting possibilities and considers that the current choice best meets UC needs and recognizes the historically sensitive position the College plays on the St. George campus. Numerous town hall meetings have taken place. College Council has unanimously approved both the need for residence and the current location

and the University College Alumni Association and University College Committee have both unanimously recognized the need for a residence and support the location.

The new residence wings will be built in a modified dormitory style, with washrooms and small common kitchens shared by “clusters” of single student bedrooms. Two bedrooms will be fully accessible, and the layout of all spaces will incorporate the principles of universal design. Additionally, to reduce costs to students, common space will be designed to have multi-purpose use. Increasing the residential capacity at University College will occur in two phases: in phase one, the College’s residence and dining facilities will be expanded; then, in phase two older facilities will be temporarily taken out of use for renovation and refurbishing. This Report deals with the first phase of the proposed residential development; phase two will be included as part of the College’s long-range planning for the capital renewal of its residence ancillary.

The design and detailing of the new residence will be of a good quality, particularly in its exterior finishes; it will be compatible with the historic buildings that surround it and will reflect their collegiate character. Site planning for the residence expansion program at University College anticipates the new residence wings will allow the creation of newly defined and improved green spaces within the University College precinct of the St. George campus.

Part of the addition to the Sir Daniel Wilson residence will eliminate the surface parking from Site 22, thereby allowing the creation of an improved east-west pedestrian walkway and sight lines connecting the Back Campus to St. George Street, adjacent to the University College Union building. The total number of parking spaces that will be lost from this site is 28; this change in parking spaces and location thereof will need to be considered within the parking ancillary of the University. The existing sunken rose garden south of the UC Union will be re-located and incorporated into the over-all University College landscape plan. In addition, a pedestrian loggia is suggested along one side of the new n/s wing to provide additional covered amenity along one of the most heavily trafficked pedestrian routes through the site.

Under the Policy on Capital Planning and Capital Projects, the Project Committee will continue through the implementation phase. The Working Executive of the Project Committee will comprise the lead User, a Planner and Implementer all of whom have been intimately associated with the project definition since its inception; this membership is:

<b>User:</b>	Principal Paul Perron
<b>Planner:</b>	Jennifer Adams
<b>Implementer:</b>	Julian Binks

This Working Executive will expand to include a Project Manager, possibly external to the University. The role of the Working Executive is to ensure the successful completion of the project and to ensure that the user needs and concepts introduced into the Project Planning Report are addressed throughout the process of design and implementation which are carried out under the direction of the Chief Capital Projects Officer. It should also be noted, with this approval, that the architectural firm of A.J. Diamond Donald Schmitt and Company has been extensively consulted during the exploration of the current proposed siting for the UC Residence Expansion. It is therefore possible that A.J. Diamond Donald Schmitt and Company could be appointed as the consultants to develop the detailed design the UC Residence Expansion, however no formal commitment to secure their services has been made at this time.

### **Resource Implications**

The space program for the UC Residence Expansion totals 10,708 gross square metres [GSM]. The major elements of the construction comprising 8,950 GSM for the residence, 1,140 GSM for the Dining Hall facilities and 650 GSM to accommodate the Drama Studies programs with

University College. The estimated cost of construction, including all furnishings and finance costs for 30 months (the length of time allowed for design and construction), is \$31.100 million.

### **Funding Sources**

Of the required \$31.100 million, \$6.685 million will be secured from University College donations in the amount of \$3.000 million, from University College Departmental contributions [derived from residence & food service operations] totaling \$2.385 million and a contribution from the University Infrastructure Investment Fund [UIIF] directed to support the Drama Studies requirement of the project. The balance of approximately \$24.407 million, required for this expansion program, will be funded by a 25 year mortgage repaid from residence fees. There will be an increase in all residence fees to achieve this plan: 8% per year for 3 years and then adjusted annually to carry the cost of the construction and operation of the residence. This financial model has been reviewed by the Financial Services Department and is financially viable based on the assumptions it contains.

Included in the Project Committee Report is a review the UC Residence Expansion prepared by Financial Services [Appendix: Revenue and Expense Plan]. This material provides some assessment into the sensitivity and risk analyses and specifically draws attention to:

1. Implicit in the Planning and Budget Committee approval is the understanding that residence rates will be increased each year by no less than the percentages projected here in order to maintain the financial viability of the residence operation, and
2. In the event that the total project cost increased by \$2.0 million, the additional net revenues required to maintain the established financial targets would be \$195,000 per annum.
3. The financial model is dependent on UC raising the necessary funds. Definition of the project and the approval of the project within the Governance of the University will certainly bring considerable focus and opportunity to raise the additional support required as defined within the financial model. UC will be making every effort to secure all funds to secure the success of the project; this support is essential.

### **Recommendations**

That the Planning and Budget Committee recommend to the Academic Board:

1. THAT the Project Planning Report for the University College Residence Expansion be approved in principle;
2. THAT the project scope totaling some 10,708 gross square metres, allowing for the addition of a north/south wing to complete the eastern edge of the Sir Daniel Wilson residence quadrangle, and using an approved building site (Site 22) and an area currently zoned University Open Space requiring municipal approvals be approved; and,
3. THAT the project cost of \$31.100 million be approved, with the funding sources as follows:
  - (i) Donation from University College of \$3.0 million,
  - (ii) University College ancillary operation allocation of \$2.385 million,
  - (iii) University Infrastructure Investment Fund [UIIF] of \$1.3 million, and
  - (iv) Financing in the amount of \$24.407 million to be repaid from residence fees over a 25 year amortization period.