

Campus Master Plans for the University of Toronto

Planning for the Future

- **To accommodate enrolment growth**
- **To provide for research expansion**
- **To create an enriched and vibrant campus environment**

Objectives

- **To provide immediate and reasonably long term expansion capacity for each campus without requiring land acquisition**
- **To provide ready municipal approvals**

Key Factors

- **University space requirements**
- **Opportunities for facility renewal**
- **Site capacity**
- **Funding parameters**
- **Real estate strategy: acquisition and divestment of real estate**

A Successful Master Plan

- **is based on clear principles and objectives;**
- **specifies goals for the character of buildings and open space;**
- **is flexible, and offers alternate approaches for site development; and**
- **reflects the community of which it is a part, and fits into the needs and role of the institution.**
- **does not specify detailed building programs or designs.**

Consultation With:

- **Campus community**
- **Divisional representatives**
- **Neighbourhood organizations**
- **Design Review Committee**
- **City planning and heritage staff**
- **City Councilors**

Discussions regarding :

- Campus space requirements
- Limitations of existing facilities and infrastructure
- Opportunities and challenges in sectors
- Framework principles for development
- Built form context
- Building envelopes (existing and proposed)



Principles to Provide a Framework for Development

- **Campus Environment**
- **Land Use**
- **Heritage Preservation**
- **Accessibility**
- **Balanced Intensification**
- **Massing**
- **Sustainability**

CAMPUS ENVIRONMENT

“The University strives to foster a safe and vibrant campus environment supportive of the intellectual aspirations of its community. A comprehensive system of open spaces should link and integrate built and landscape features, and enhance safe and convenient access across campus. Unified academic communities should be planned with a fundamental framework of social and environmental amenities.”

PUBLIC REALM

- Support and encourage a vibrant public realm
- Identify open space opportunities
- Link and integrate built and landscape features
- Enhance pedestrian cross campus connections



University of Toronto St. George Campus

PLANNING PRINCIPLES

LAND USE

“The use of physical resources of all kinds should aim to promote the University’s academic goals and serve the overall mission. Non-academic uses that are compatible with and contribute to the life of the university community should be considered where appropriate.”

LAND USES

- Properties remain primarily institutional in use
- Uses that contribute to the public realm should be considered on the ground floor level



University of Toronto St. George Campus
PLANNING PRINCIPLES

HERITAGE PRESERVATION

“The University of Toronto seeks to protect and maintain its heritage properties and landscapes. Listed and designated properties should not be considered in isolation, but as character-defining elements within the overall campus context. Development should respect the contextual value of these heritage elements, while recognizing the dynamic nature of the urban campus setting.”

HERITAGE PRESERVATION

- Protect and maintain heritage properties and landscapes
- Consider as character-defining elements within the overall precinct
- Respect contextual value of heritage elements



University of Toronto St. George Campus

PLANNING PRINCIPLES

ACCESSIBILITY

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

ACCESSIBILITY

- Buildings and landscape must accommodate a diverse population in an open and inclusive campus
- Adhere to the principles of universal design and AODA



University of Toronto St. George Campus
PLANNING PRINCIPLES

BALANCED INTENSIFICATION

“The University should strive to accommodate its needs within the boundaries of the campus. Development must enhance, not overwhelm, existing University environs while making efficient use of limited campus lands.”

BALANCED INTENSIFICATION

- Strive to accommodate existing and long term needs
- Enhance, not overwhelm
- Create a vibrant public realm amenity for the University the City and the community



University of Toronto St. George Campus

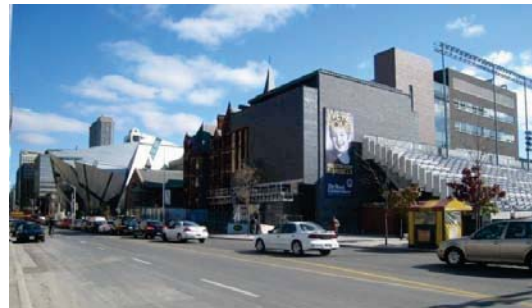
PLANNING PRINCIPLES

MASSING

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

MASSING

- Avoid disparities at neighbourhood edges
- Form and scale should define and develop appropriate relationships



University of Toronto St. George Campus

PLANNING PRINCIPLES

SUSTAINABILITY

“The University of Toronto strives for a campus that leads in sustainable practices, places and innovation. New development and renewal should incorporate advancements in technology and design to reduce environmental impact and endeavor to provide opportunities for linkages with research and teaching where possible.”

SUSTAINABLE DEVELOPMENT

- Incorporate technological advancements
- Create a positive environmental impact
- Encourage pedestrian and transit-oriented modes of travel
- Achieve a minimum of LEED Certified standards or equal

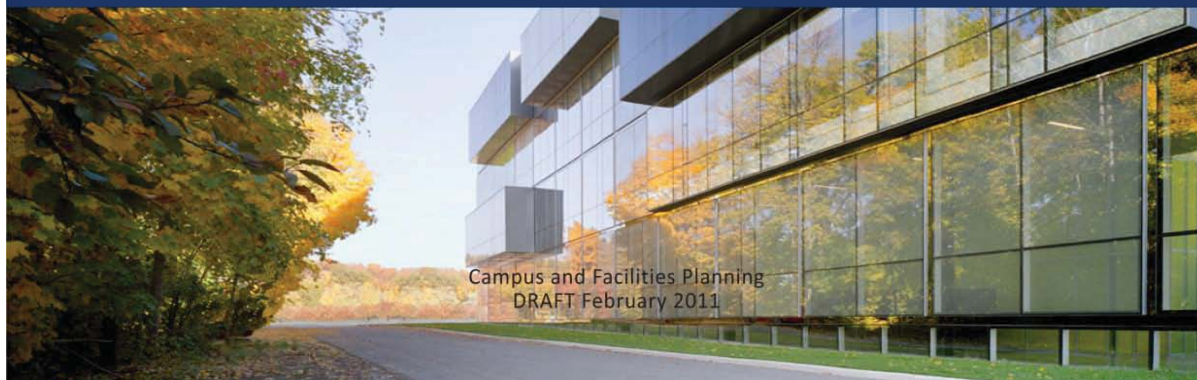


University of Toronto St. George Campus

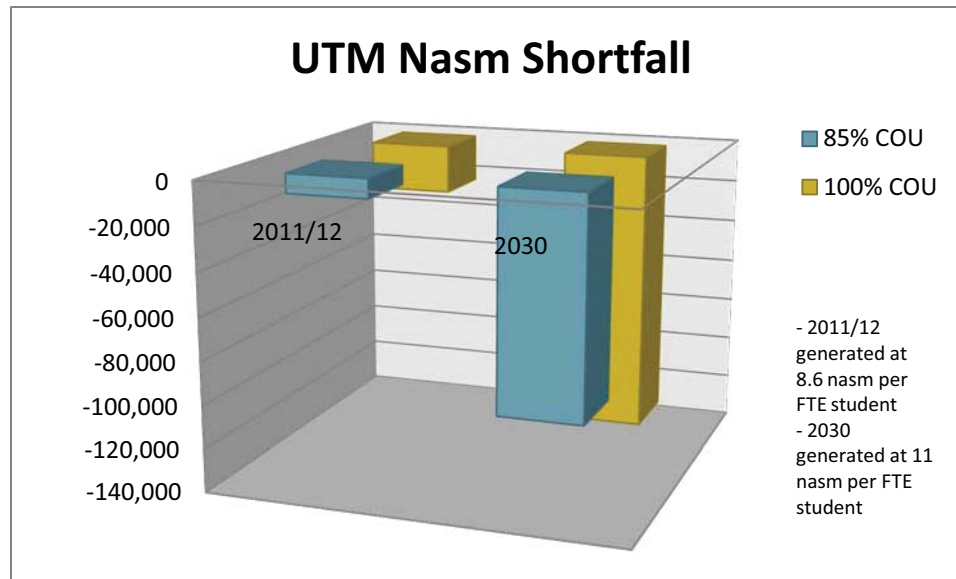
PLANNING PRINCIPLES



Campus Master Plan
UNIVERSITY OF TORONTO MISSISSAUGA

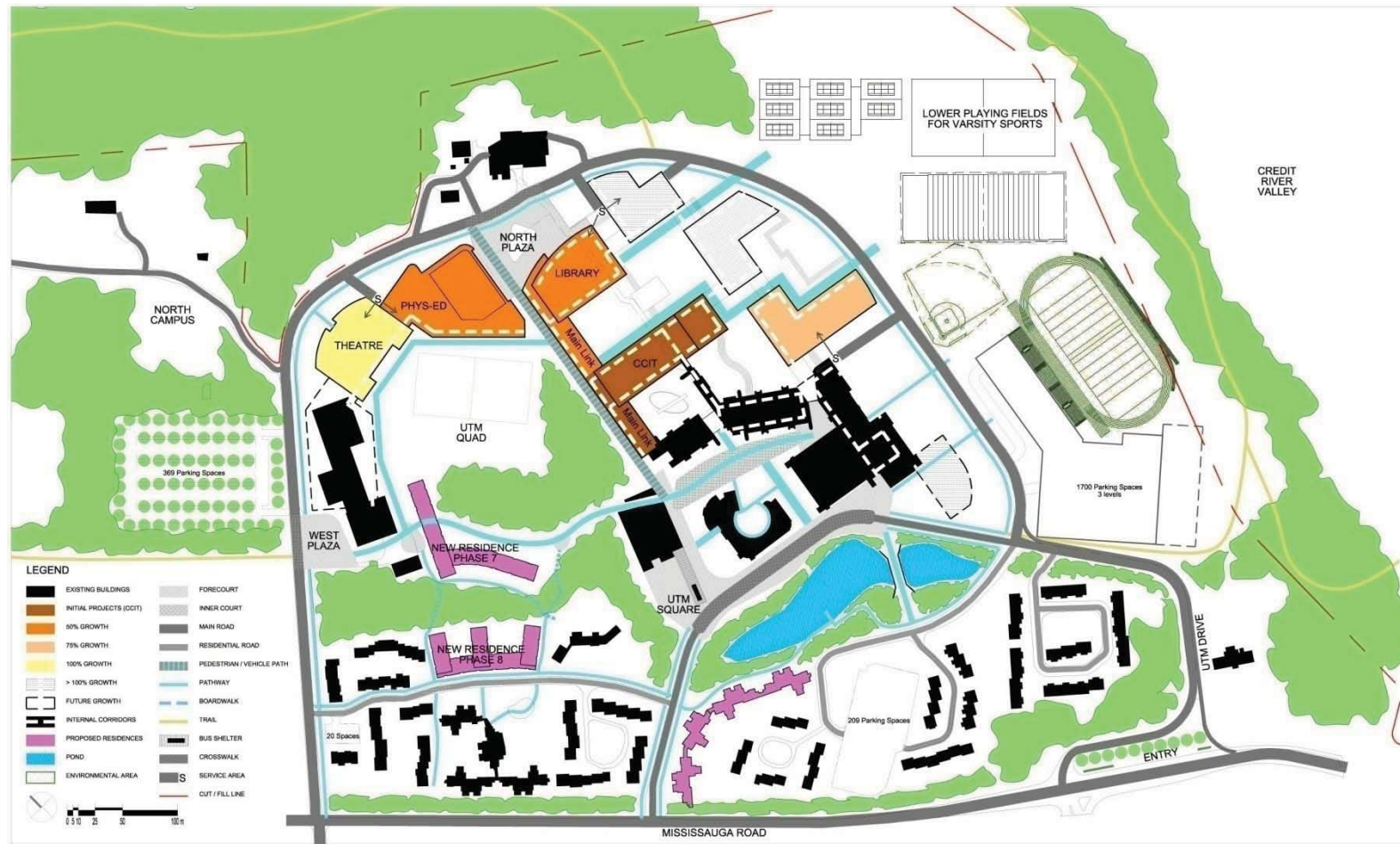


Campus and Facilities Planning
DRAFT February 2011

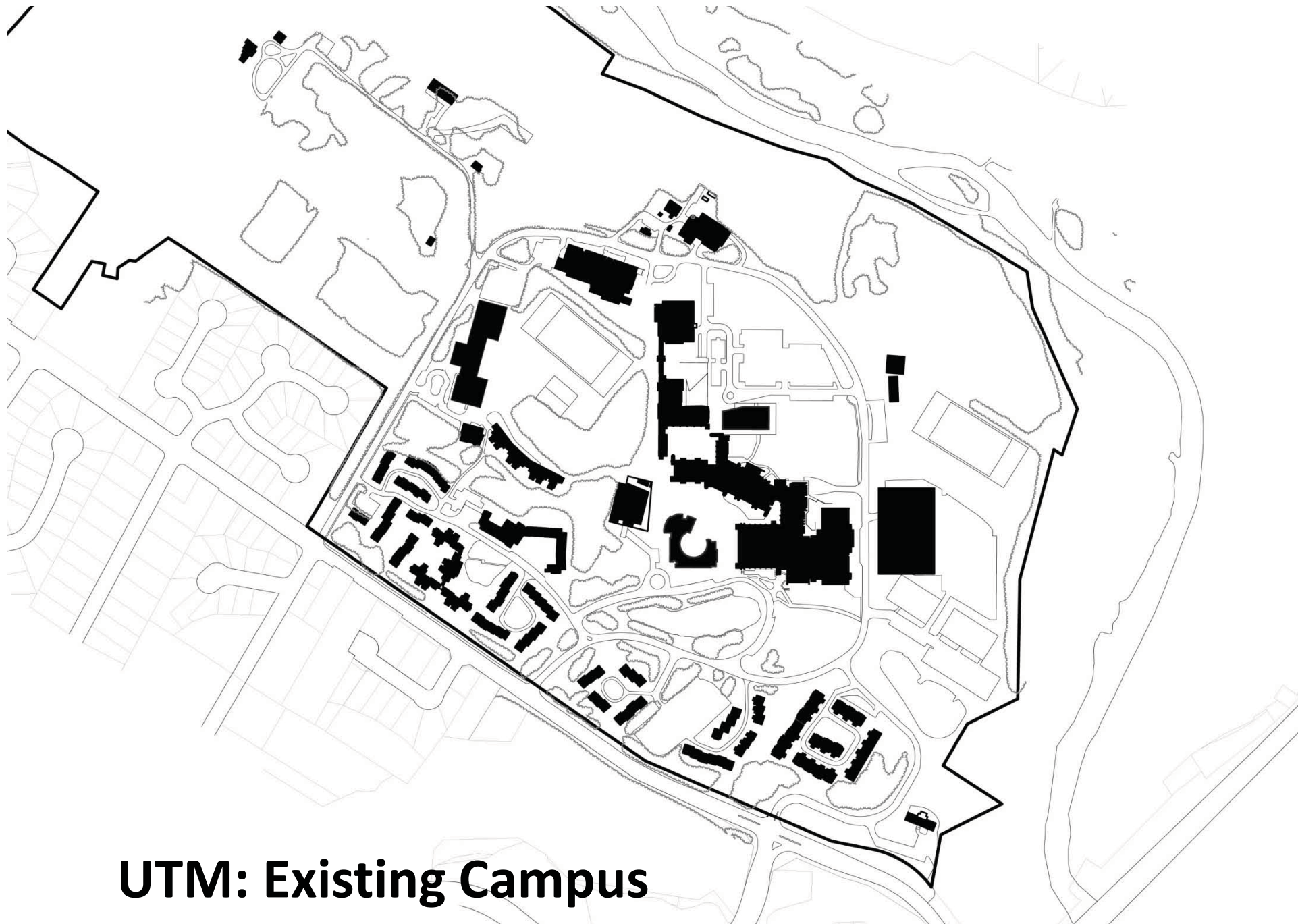


**Space required: 100,000 NASM
200,000 GSM**

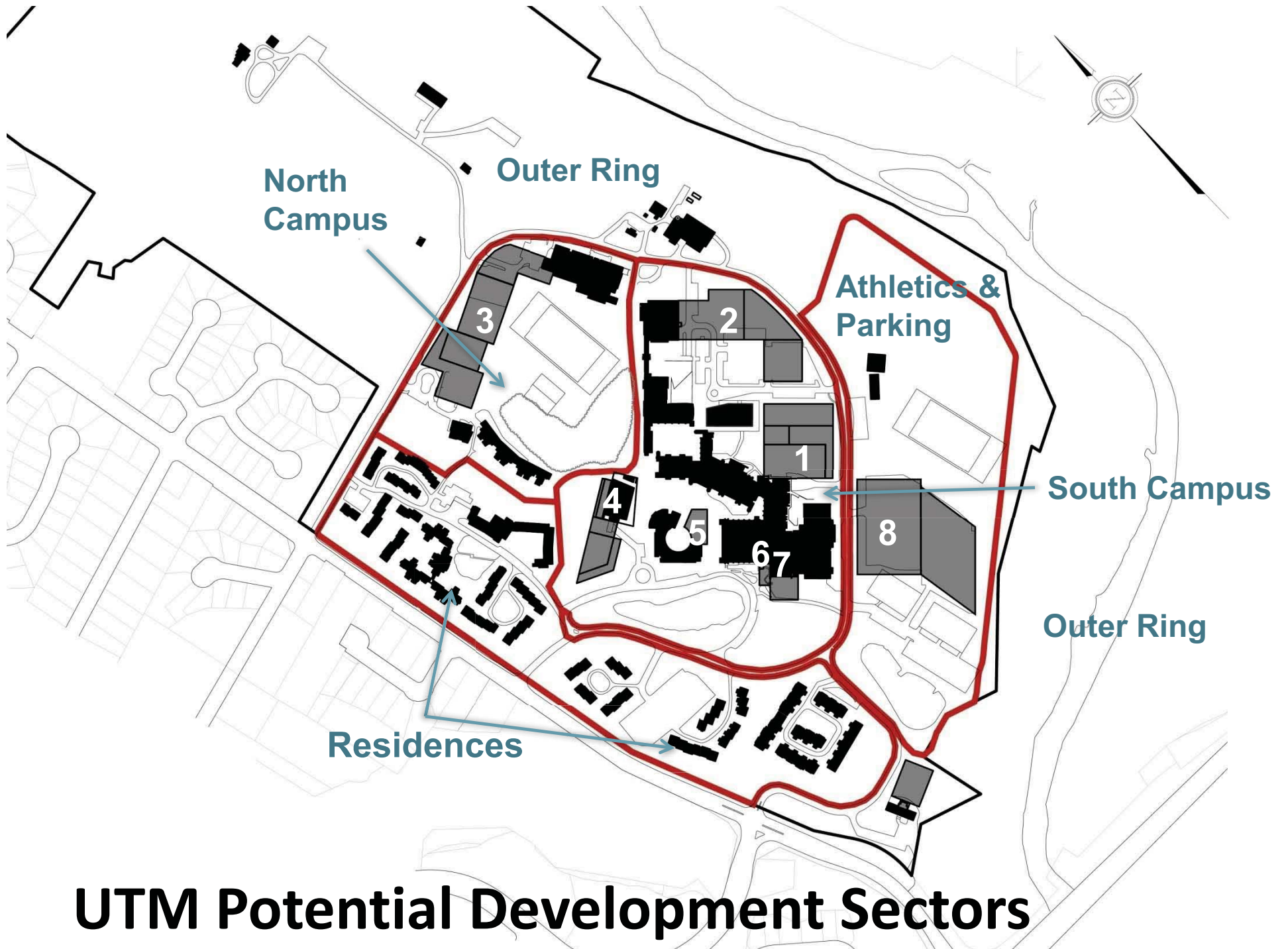
UTM: Space Shortfall



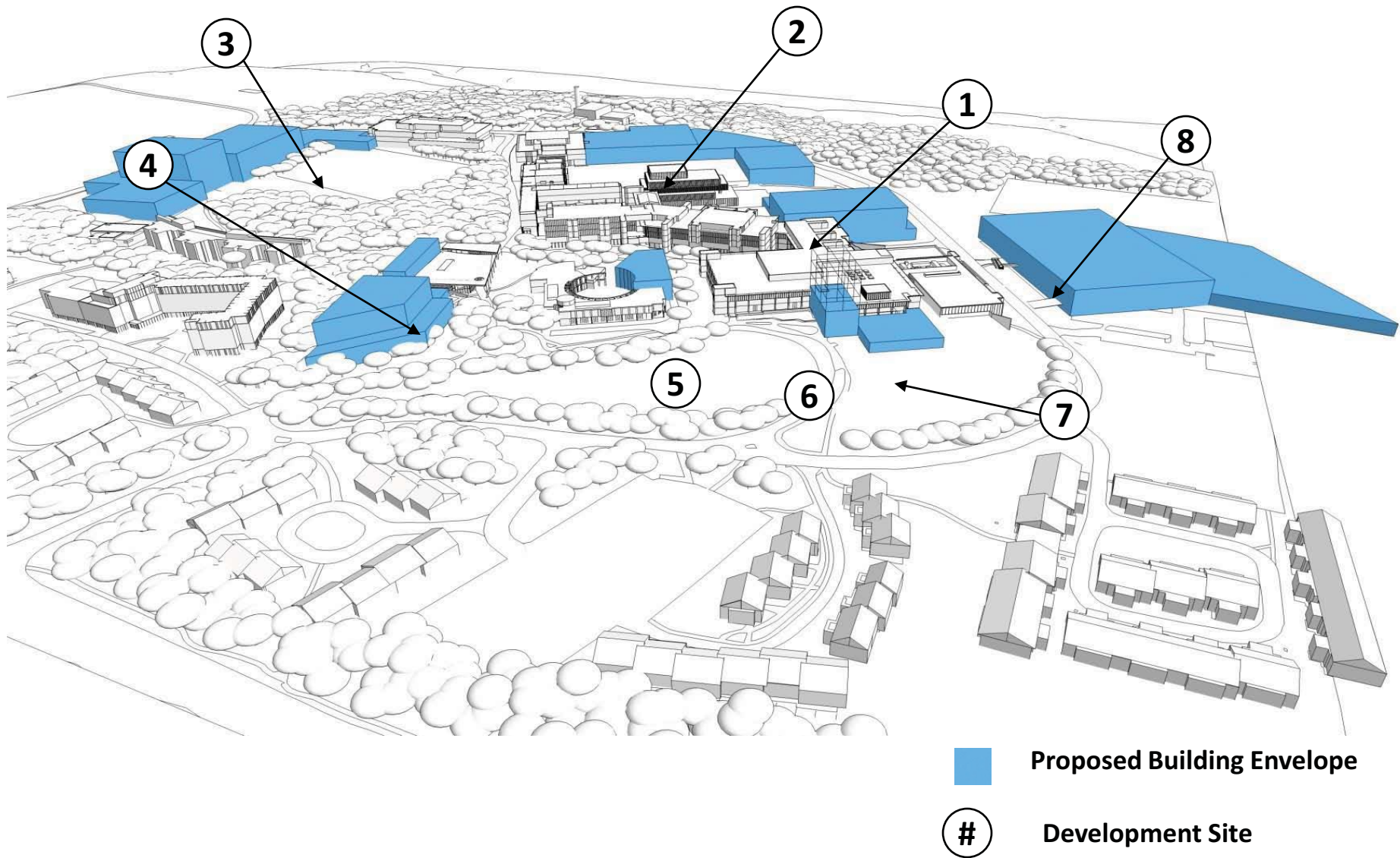
UTM: Master Plan 2000



UTM: Existing Campus



UTM Potential Development Sectors



UTM: Proposed Building Envelopes

Final DRAFT – January 2010

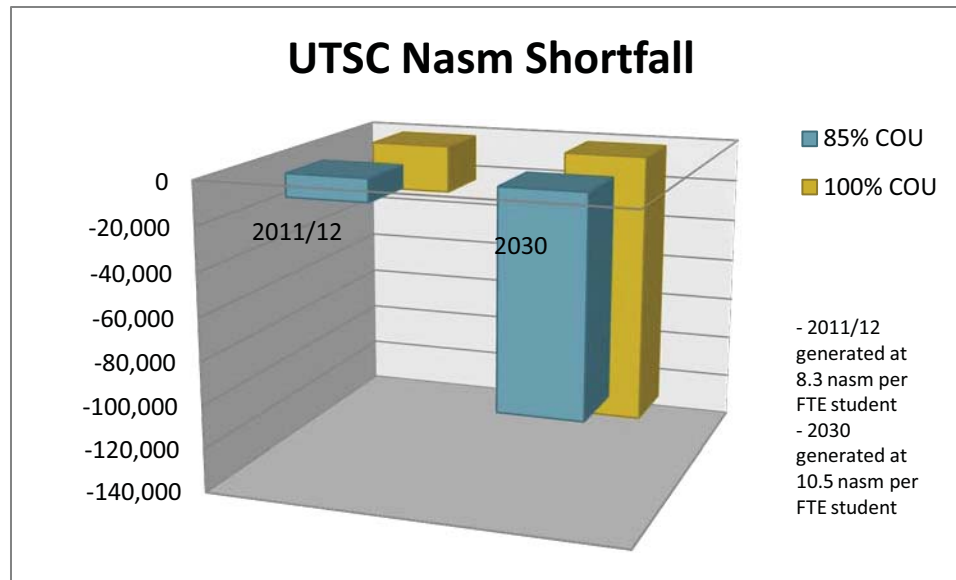
University of Toronto Scarborough CAMPUS MASTER PLAN



Tomorrow is Created here



**UNIVERSITY OF
TORONTO**



**Space required: 100,000 NASM
200,000 GSM**

UTSC: Space Shortfall



UTSC Development Sites 2009



Academic

Academic Partnership

Residential

Athletics Partnership

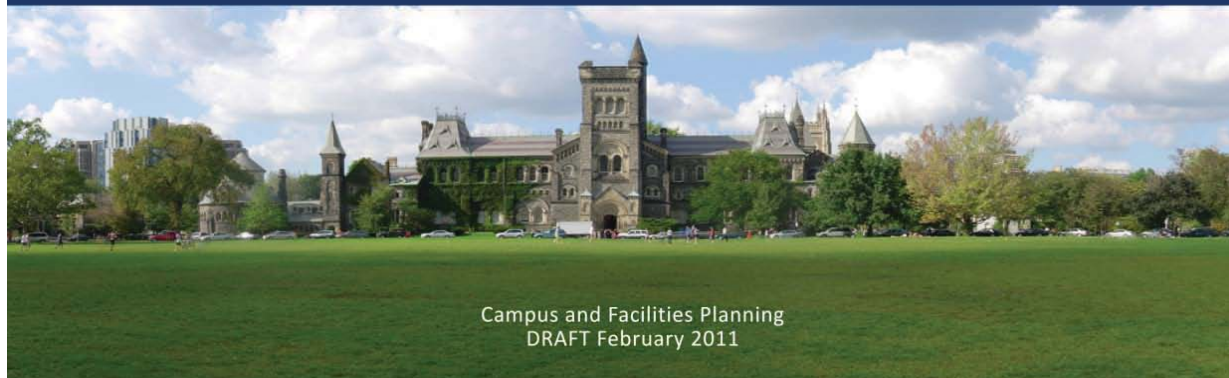
UTSC Campus Master Plan 2011



UTSC : Proposed Massing



St. George Campus Master Plan
UNIVERSITY OF TORONTO



Campus and Facilities Planning
DRAFT February 2011

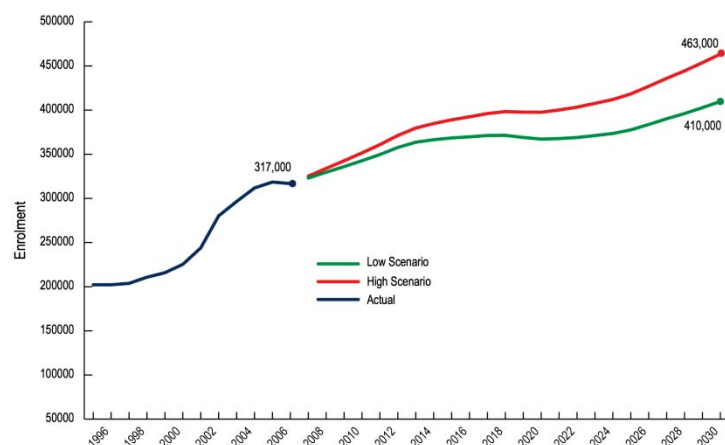


**Space required: 130,000 - 250,000 NASM
260,000 – 500,000 GSM**

St. George Campus: Space Shortfall

Change in Space Requirements: & Impact of Grad Students

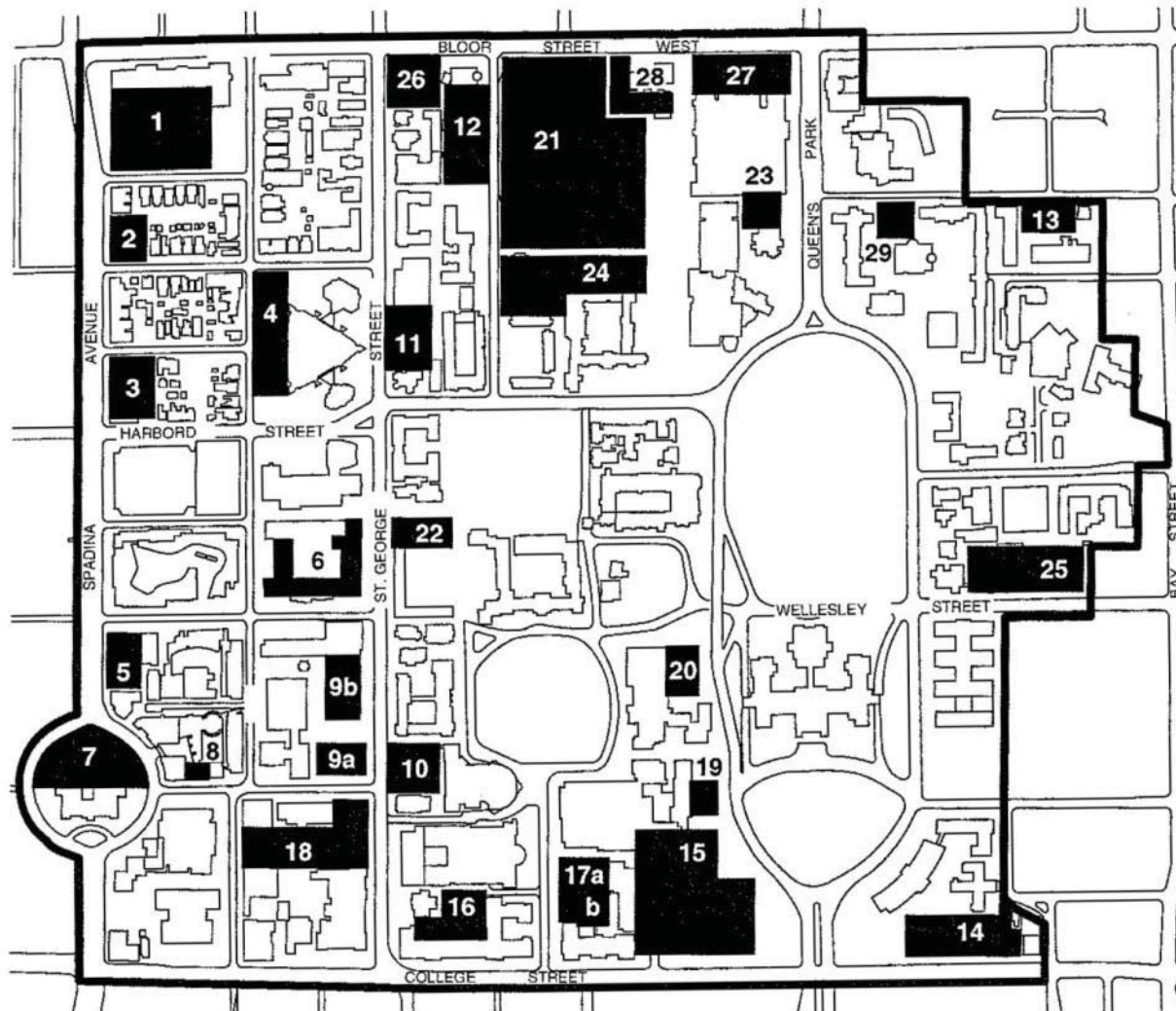
Provincial Demand



Impact of Graduate Students

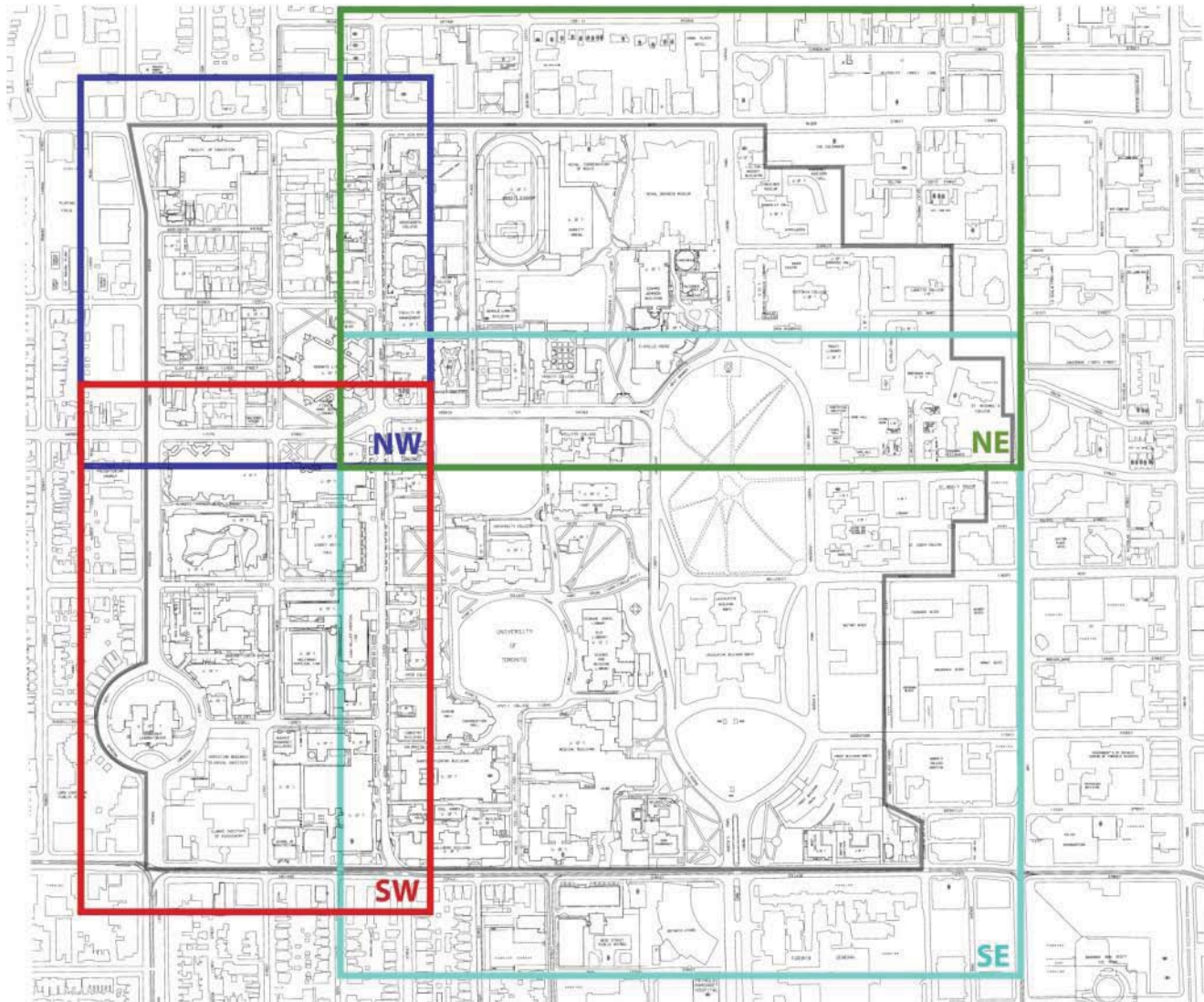
	% Grads	Generated Nasm Per FTE Student
UTM	4%	8.6
York	11%	9.8
Ottawa	13%	11.2
Western	14%	13.3
UofT St. George	27%	14.8

Source: COU Inventory of Physical Facilities
of Ontario Universities



University of Toronto St. George Campus
University of Toronto Area Plan: 1997





University of Toronto St. George Campus Master Plan 2010

CAMPUS QUADRANTS



Bloor Corridor Visioning Study Avenue Road to Bathurst Street

41

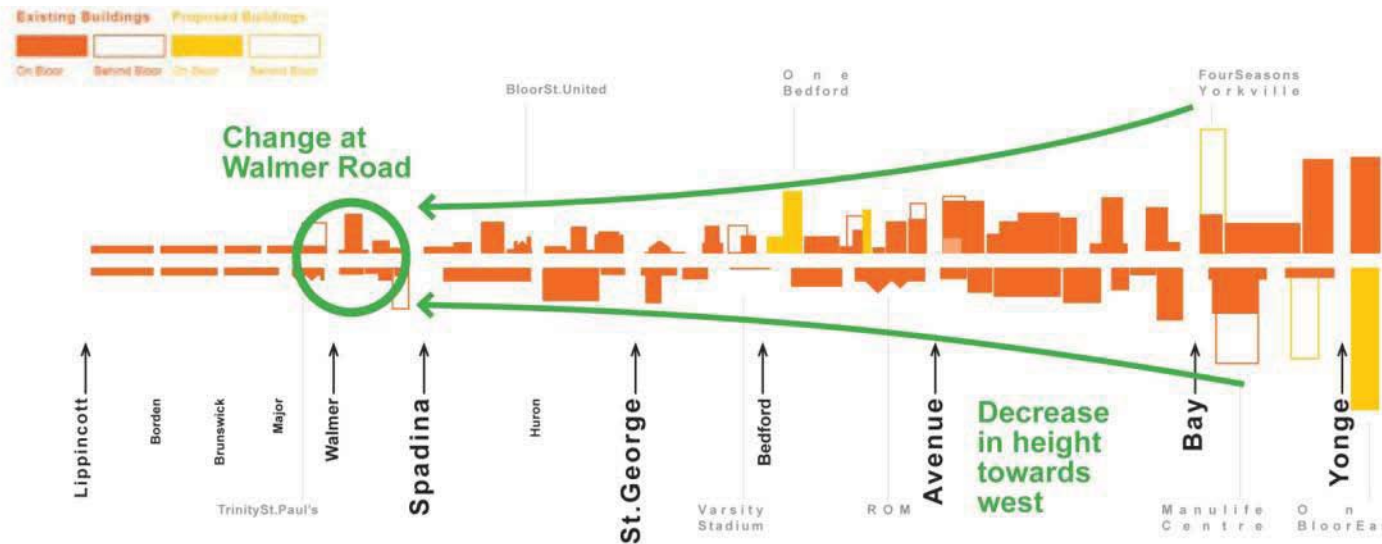
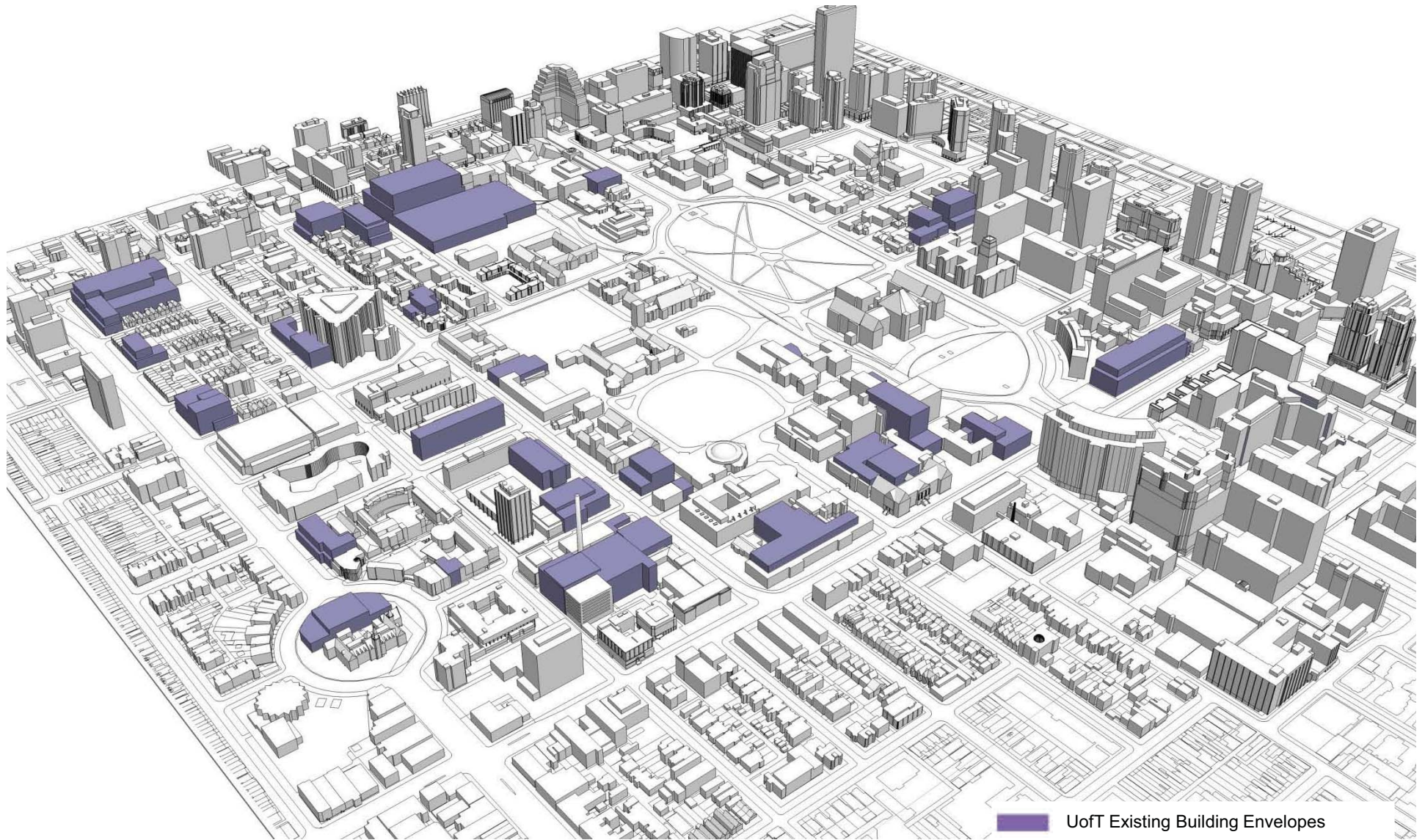


Figure 44. Corridor-Wide Transition

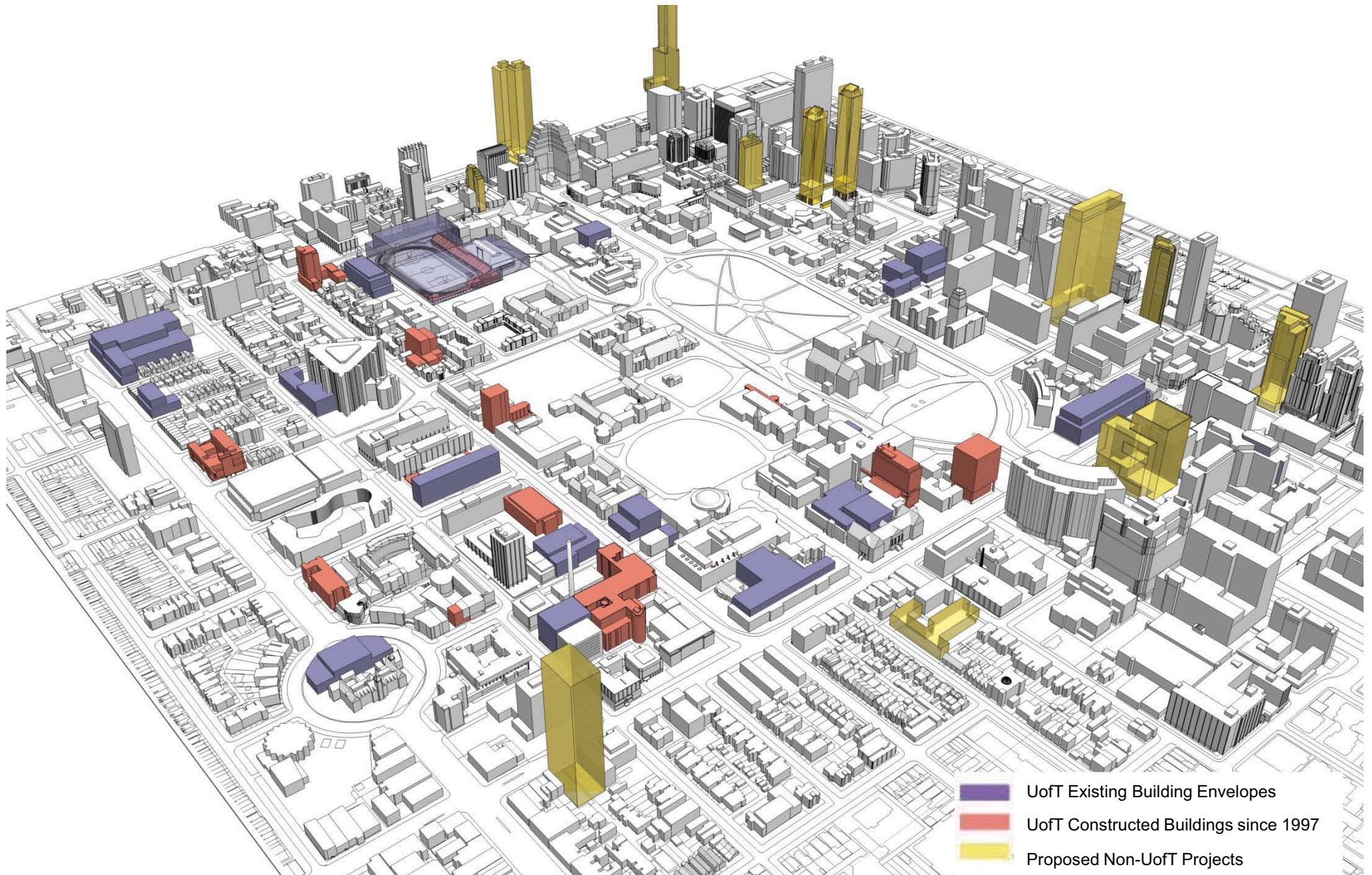
Bloor Corridor Visioning Study Avenue Road to Bathurst Street

45

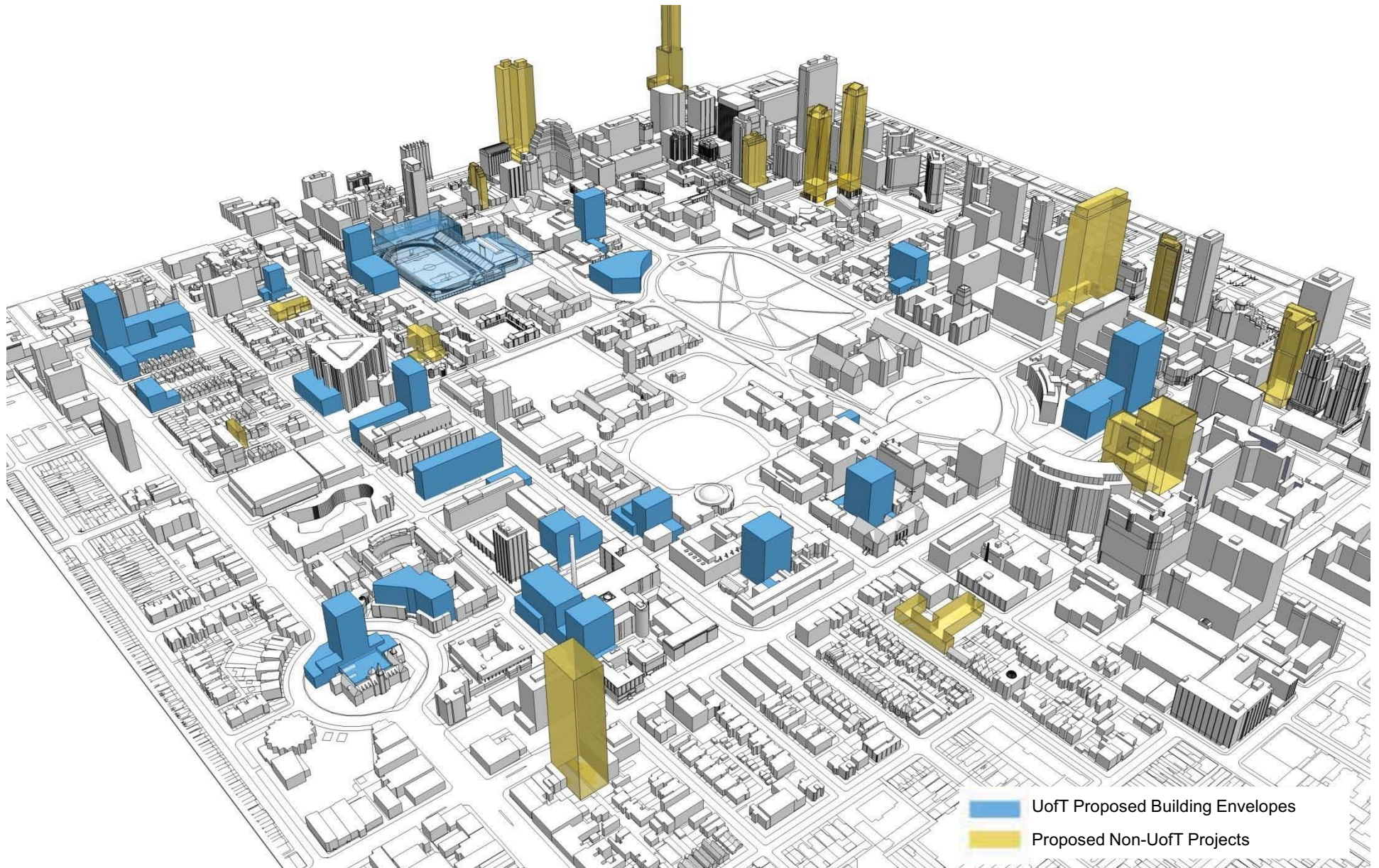
BLOOR CORRIDOR VISIONING STUDY



University of Toronto Area Plan: St. George Campus Approved Development Sites 1997



University of Toronto Area Secondary Plan: St. George Campus Constructed since 1997



University of Toronto Area Secondary Plan: St. George Campus Proposed Development Sites 2011

Next Steps

- **Governance approvals**
- **Municipal acceptance**