

# **PROJECT PLANNING COMMITTEE REPORT**

for the new

## **VARSITY CENTRE FOR PHYSICAL ACTIVITY AND HEALTH**



Campus and Facilities Planning  
Office of the Vice-Provost, Space and Facilities Planning  
May 10, 2005

# Project Planning Committee for Varsity Centre for Physical Activity and Health

We, the undersigned, as members of the Project Planning Committee for the Varsity Centre for Physical Activity and Health (2005), sign off on the Project Planning Report to proceed to Planning and Budget Committee on May 10, 2005.

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Professor Bruce Kidd

Ms. Elizabeth Sisam

Ms. Shirley Roll

Ms. Susan Addario

Ms. Liz Hoffman

Mr. Andy Macdonald

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Mr. Ron Swail

Mr. Bruce Dodds

Ms Sarah Lipton

Ms Natalie Slomka

Mr. Russell Field

signed off by email

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Mr. Sameer Wahid

Mr. Peter McNabb

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## **Project Planning Committee Report for the Varsity Centre for Physical Activity and Health**

### **EXECUTIVE SUMMARY**

#### **BACKGROUND**

- historic significance of the Varsity site for the University and for the City extends back more than a century
- revitalising Varsity Stadium has been a goal of the Faculty of Physical Education and Health for the past 40 years
- a Users' Committee for what has come to be known as Varsity Centre was first struck May, 1998
- since 1998 a variety of projects have been explored, several involving possible private partnerships and others involving extensive redevelopment of the Bloor-Devonshire sector
- most recently, a proposal discussed with the Toronto Argonauts, in collaboration with Soccer Canada, would have provided a 25,000 seat stadium that would have had an athletics and special event focus, accommodating professional football and soccer as well as the University athletics programme. These plans required the use of Site 12 and Site 21 to accommodate the facilities. Due to significant projected increases in the cost of this facility, the University administration, following careful consideration, chose to discontinue the project.
- since the former Varsity Stadium was demolished in 2002, the existing grass field has continued to be used with temporary stands, change rooms and storage facilities erected as required

#### **HIGHLIGHTS**

- Varsity Centre 2005 will be implemented solely by the University and will provide facilities only as required by the University and its immediate community
- the philosophy of Varsity Centre is that of a "physical activity for all" facility
- new artificial surface, regulation size football and soccer fields
- new competitive and training level running track
- new spectator seating for 5,000 people
- new temporary, air supported structure over the playing field will extend the use of the field throughout the winter months
- new indoor training facilities and athletic support space
- non-athletic student space includes a café/student meeting space and a child minding/babysitting space
- extensive renovation to, and expansion of the space programme for, the existing arena
- according to extensive community consultation, there is wide community support for this facility

- the facility can be built as-of-right, that is, without requiring additional zoning approvals from the City (with a possible exception for the height of the bubble in phase 2)
- will be built in phases over a number of years and as funding is in place:

### Phases

1A	Master Design
1B	5,000 seats, public washrooms, 4 change rooms, media gondola, entrances
1C	Field, track, lights, scoreboard, fencing, landscaping
1D	Foundations and services as required below the field and track for the bubble
2A	Bubble
2B	Off-site track and field throwing events
	Electrical Infrastructure NE Campus apportioned to Varsity
3	New Athletics Facilities (3729 nasm)
4	Arena Renovation

### Schedule

The following schedule outlines a best case scenario, phases 2, 3, & 4 contingent on all funding being in place.

May 2005	Planning & Budget Committee Approval; start of approvals
June 2005	Approval by Governing Council
June 2005	Appointment of Consultants; start of Phase 1A
April 2006	Commencement of Phases 1B, 1C, and 1D
<b>Fall 2006</b>	<b>Completion of Phase 1;</b> Phases 2A and 2B, provided funds are in place
April 2007	Commencement of Phases 3 & 4, provided all funds are in place
Fall 2008	Completion of Varsity Centre for Physical Activity and Health

- The architect selection process must begin immediately after Planning and Budget approval. A Request for Proposals will be posted immediately with short-listing of firms anticipated within two weeks following the posting. To maintain the proposed schedule showing completion of Phase 1 by Fall 2006, the consultants must be appointed by the end of June coinciding with Governing Council approval of the Project Planning Report.

## RESOURCE IMPLICATIONS

Planning for the entire NE sector of the University includes significant infrastructure upgrades to provide power to the entire precinct. Cost-sharing will occur for the electrical infrastructure upgrade that will be required in order to proceed with any major building project in the NE sector of the University. The cost of the upgrade will be pro-rated based on estimated proportional usage. This will result in Varsity Centre's share amounting to approximately \$2 million. However, the Committee believes that phases 1 and 2 of Varsity Centre can be achieved through the use of the existing electrical power capacity that had supplied the former Varsity Stadium.

The total project cost of all four phases, including the shared costs above, is expected to be approximately \$56 million. The approximate breakdown of these costs in phases are:

Phase 1A	Master Plan	\$0.120 million
Phase 1B	Stands, washrooms, change rooms, etc.	\$8.046 million
Phase 1C	Field, track, lighting, landscaping, etc.	\$7.630 million
Phase 1D	Foundation and services rough-in for bubble	\$0.590 million
<b>Subtotal, Phase 1</b>		<b>\$16.386 million</b>
Phase 2A	Bubble	\$ 1.4 million*
Phase 2B	Off-site track and field throwing events	\$ 1.3 million*
	Infrastructure upgrade	\$ 2.0 million*
Phase 3	Wellness building	\$28.5 million*
Phase 4	Arena renovation	\$ 6.0 million*

\* approximate values for planning purposes, subject to review and escalation

## FUNDING SOURCES

The University has agreed to contribute \$14 million towards the completion of Phase 1 and will provide short-term financing for a further \$2.386 million to cover the shortfall of Phase 1.

Naming rights are being pursued for components of the new facility. Jon Dellandrea anticipates that \$6-10 million can be raised in this manner. These funds will be earmarked to pay for Phases 3 and 4, the new programme space and the renovation of the existing arena.

Funding sources for each phase of Varsity Centre are as follow:

<b>Phase</b>	<b>Funding Source</b>	<b>Value</b>
Phase 1	University contribution	\$14 million
Phase 1	University financing for shortfall of Phase 1	\$ 2.386 million
Phase 2A	Fundraising	\$ 1.4 million
Phase 2B	Fundraising	\$ 1.3 million
Phase 3	Fundraising, naming rights and sponsorship	\$30.5 million*
Phase 4	Fundraising, naming rights and sponsorship	\$ 6.0 million

\* includes \$2 million towards the sector's infrastructure upgrade

## RECOMMENDATIONS

It is recommended to the Academic Board:

1. THAT the planning and construction of the Varsity Centre for Physical Activity and Health on Site 21, 299 Bloor Street West, as contained within this report, be approved in principle,
2. THAT the planned first phase of this multi-phased project for Varsity Centre be approved to allow for completion of the track and field plus immediate support facilities at a total project cost of \$16,368,000 from the following sources:
  - i) Contribution in the amount of \$14,000,000 to be acquired from a mortgage, amortized over twenty years, to be repaid from the operating budget of the University of Toronto, and
  - ii) Contribution in the amount of \$2,386,000 to be acquired from a mortgage, amortized over five years, to be repaid from the operating budget of the new facility, and
3. THAT all subsequent phases, consistent with established policy, will require formal approval by Governing Council and will require that the Project Planning Reports for each phase be reviewed by either the Planning and Budget Committee or the Accommodations and Facilities Directorate.

## **Project Planning Committee Report for Varsity Centre 2005**

### **I. MEMBERSHIP**

#### **COMMITTEE MEMBERSHIP FOR VARSITY CENTRE 2005:**

Professor Ron Venter, Vice-Provost, Space and Facilities Planning  
 Professor Bruce Kidd, (Co-Chair), Dean, Faculty of Physical Education and Health  
 Ms. Elizabeth Sisam, (Co-Chair), Director, Campus and Facilities Planning  
 Ms. Shirley Roll, (Secretary), Facilities Planner, Campus and Facilities Planning  
 Ms. Susan Addario, Director, Student Affairs  
 Ms. Liz Hoffman, Assistant Dean, Co-curricular Education, Faculty of Physical Education and Health  
 Mr. Andy Macdonald, Manager, Arena/Stadium/Fields, Faculty of Physical Education and Health  
 Mr. John Bisanti, Chief, Capital Projects  
 Mr. George Phelps, Project Manager, Capital Projects  
 Mr. Julian Binks, Capital Projects  
 Mr. Ron Swail, Assistant Vice-President, Facilities and Services  
 Mr. Bruce Dodds, Director, Utilities, Facilities and Services  
 Ms Sarah Lipton, Student Representative  
 Ms Natalie Slomka, President PHE Undergraduate Association (PHEUA)  
 Mr. Russell Field, Student Representative  
 Mr. Howard Tam, Vice-President, Students' Administrative Council (SAC)  
 Ms. Shaila Kibria, VP External, Association of Part-time Undergraduate Students (APUS)  
 Mr. Sameer Wahid, Treasurer, Graduate Students' Union (GSU)  
 Mr. Peter McNabb, T-Holders' Association (Varsity Alumni)  
 Mr. John Fraser, Master, Massey College

### **II. TERMS OF REFERENCE**

*(The original terms of reference, presented to the Planning and Budget Committee of Governing Council in May 1998, were revised in 2000 to align with the Bloor Devonshire Plan and again in 2004 to correspond to the Argos/Soccer Canada Plan . Following are the Terms of Reference revised once again to reflect the change in direction for a Varsity 2005 Plan.)*

1. Identify those elements of the 2001 space programme and the functional layout for a new Varsity Stadium that will be used for University purposes.
2. Identify the space programme and functional layout for a renovated Varsity Arena, accommodating all of the programme elements identified in the 2001 space programme. Clearly identify those elements that must be displaced as a result of the redevelopment plan for the stadium, including a provision for a new entrance at the south end of the Arena, due to the expansion of the Royal Conservatory of Music.



3. Ensure that the space programme, layout and amenities are designed to achieve the goals of gender equity, and a welcoming, inclusive environment for athletics and recreation.
4. Ensure that the plan will allow ready access to the new Stadium and Arena from Bloor Street and access to both Stadium and Arena for persons with disabilities.
5. Identify the needs of other University users and members of the public, including those participating in programmes conducted by the City of Toronto and the potential for the rental tenants.
6. Identify all equipment and furnishings required by the project.
7. Identify all resource implications for the **stadium**, including the capital cost, new equipment and furniture purchases, and the projected increase, if any, of the University's annual operating cost.
8. Identify all resource implications for the **arena**, including the capital cost, new equipment and furniture purchases, and the projected increase, if any, of the University's annual operating cost, and separately any work that is associated with the stadium renovation.
9. Identify a plan that can be implemented in phases, if required, and the costs associated with each phase. The phases refer to the stadium phase followed by the arena phase.
10. Determine a plan and its associated costs for staging to maintain programming during the transition to the new facilities.
11. Respond to the rich history of Varsity Stadium and Varsity Arena, of events and architecture in the design of the new facilities.
12. Address campus wide planning directives as set out in the campus master plan, open space plan, urban design criteria, and site conditions that respond to the broader University community.
13. Prepare a site plan showing the extent of the new plan for the Arena in relation to Philosophers' Walk, Trinity College, RCM and the interface with Varsity Stadium and Arena.
14. Consult widely with the University community and members of the public.
15. Report by February, 2005.

### **III. BACKGROUND INFORMATION**

For more than a century, the Varsity site at Bloor and Devonshire has been a landmark for sports, recreation and culture for the University of Toronto, Ontario and Canada.

Since the early 1960s the U of T athletics community has been frustrated in its desire to revitalise Varsity Stadium. Various attempts to generate necessary capital and operating funds were unsuccessful. A Users' Committee was first appointed by the Planning and Budget Committee of Governing Council in May 1998. Since that time a variety of projects have been explored. Several have included possible private partnerships and others have involved extensive redevelopment of the Bloor-Devonshire sector also including residential and commercial facilities. An early planning study for the Bloor-Devonshire precinct mapped out development criteria for nearby sites and facilities, some of which have since been constructed. The new Woodsworth College Residence and the preparation of the Devonshire lot (site 12) were the first steps in this plan.

Most recently, in 2004, a proposal was discussed with the Toronto Argonauts, in collaboration with Soccer Canada, for a new \$80 million, 25,000 seat stadium that would have had an athletics and special event focus, accommodating professional football and soccer as well as the University athletics programme. These plans required the use of Site 12 and Site 21 to accommodate the facilities.

Considerable planning studies and extensive community consultation were undertaken to identify the requirements and an accurate cost of the construction of the facility prior to securing the approval of Governing Council. As a result of the significant projected increases in the cost of this facility, the University administration, following careful consideration, chose to discontinue the project.

Recognising that the University and its community still have a need for the athletics facilities in the previous plans, in November of 2004, it was decided to explore the true size and scale of project that could be constructed solely for the use and benefit of the University and the local community. With minimal financing available, the reconstituted Project Planning Committee was charged with determining how a scaled down version of the 2001 space programme could best be accommodated on site 21 alone. The direction of the 2005 project has shifted to focus more on the participants and less on the spectators.

Throughout its history, physical education and athletics at the University of Toronto have been driven by a spirit of excellence, a commitment to the academic mission, and student involvement in governance. The goal has always been to create a facility, programmes and services which are welcoming, inclusive, celebratory of the University's past and present, and one which will serve the needs of future generations of users.

Historically, the stadium and arena celebrated an elite of the University's sports community. This opportunity to rebuild the facilities also marks a change in direction for the Faculty to one that supports a philosophy of "physical activity for all".

This report describes the 2005 project, addressing the site conditions, the funding issues, the current demands for physical activity and recreation facilities on this campus, and the goals and aspirations of the widely representative membership of the Project Committee.

## **CRITERIA FOR THE SELECTION OF PROJECTS AS APPLIED TO THE NEW VARSITY CENTRE FOR PHYSICAL ACTIVITY AND HEALTH**

### **1. Mission Objectives:**

The project addresses the needs of the University community and enhances learning beyond the classroom by providing significant additional facilities for the academic and co-curricular programmes of the Faculty of Physical Education and Health. The new facilities include much-needed space for the Faculty's teaching and research, and will enable it to achieve the goals of its new teacher preparation curriculum, being offering in collaboration with OISE/UT. In addition, the Faculty will be able to expand its varied and popular co-curricular programmes and further strengthen or allow for greater capacity to develop outreach initiatives and community partnerships.

### **2. Policy Objectives:**

The project provides important infrastructure to support University policy objectives by enabling the Faculty to better meet its own goals for teaching and research and to improve substantially the delivery of its co-curricular programmes, which are customarily rated highly by students in surveys of their non-classroom interests. The project addresses the Provost's first Priority Objective in *Stepping UP*, namely to ensure “that we are meeting our student, faculty and staff expectations of the level of academic challenge provided, opportunities for active and collaborative learning, student-faculty interaction, and an enriching overall educational experience”.

A very high degree of accessibility is planned for the new facilities and the renovated Varsity Arena.

### **3. Provincial Space Standards:**

Currently, the St. George Campus has only 75% of the co-curricular space recommended by the Council of Ontario Universities for our student enrolment, and much of this space is in need of repair and renovation. Moreover, Canadian athletic authorities no longer consider the University's facilities adequate for hosting national championships in field and ice sports. This has a significant impact on the University's “beyond the classroom” image and student recruitment efforts. The Project will enable the University to address these shortcomings.

#### **4. Strengthening Scholarship:**

Undergraduate and graduate teaching will be enhanced by the new facilities. The “bubble” plus the artificial turf and all-weather track will enable year-round teaching of both academic and co-curricular programmes. The Faculty's vision of “research informs teaching informs best practice informs outreach and advocacy” will be realized as stronger linkages are created between the academic and co-curricular programmes.

#### **5. Providing Academic Leadership:**

The Project addresses pressing issues of serious space shortages in the Faculty's academic and co-curricular programmes that have resulted in reduced course offerings and lengthy waiting lists for many programmes and recreational activities. Continuation of the existing inadequate facilities will result in escalating annual and deferred maintenance costs, in lessened opportunities for student participation, and in failure to address recruitment issues.

If the Project is not approved, the Faculty would have to continue rental of inaccessible temporary stands and low-level lighting, which is expensive, creates a poor public image for the University and is ultimately a poor use of University resources. The University would face ongoing criticism from the media, and from the internal and external communities.

When completed, the Project will provide the University the opportunity to advance to the first rank in Canada for its academic programmes in physical activity and health, its co-curricular offerings and effective integration between the two areas.

#### **6. Student Experience:**

The Project will enhance the quality of student experience in numerous ways: by increasing opportunities for participation on a year-round basis in existing and new programmes, by elimination of waiting lists in field and ice sports (including the 106 teams currently waiting to play intramural soccer), and by at least quadrupling the annual usable hours for these programmes. The new facility will become a year-round centre for active, healthy living.

Construction of the highly accessible, year-round facilities will enable the Faculty to expand and enrich its existing diversity programmes (based on its established policies of gender equity, universal accessibility, ethno-cultural inclusion and sexual diversity) and significantly expand its innovative community service programmes.

#### **7. Economic Consistency:**

External revenue sources include rental income from business, community groups and sports organizations (both educationally and community-based); sponsorship income,

including naming rights; concession fees; fees from instruction courses and camps programmes; and expanded athletics memberships for members of the community.

Projected sources of capital funding include: Trillium Foundation; a lead donor, bubble donor and track donor (all by April, 2006); donors for the arena and academic lab; naming rights and other sponsorships; broad appeal campaigns among alumni/ae and friends and the corporate sector; in-kind donations of athletic equipment; and funding from existing trusts.

The Project will enable the Faculty to better service the needs of the entire student body for physical activity (including athletic and recreational programs), active healthy living and an enriched experience outside the classroom. Rental uses can be varied to accommodate varying patterns in student use, both for academic and co-curricular programmes, and to respond to faculty members' needs for additional teaching and research space.

Reports from operators of similar facilities elsewhere indicate that substantial revenue growth can be expected within three years.

## **8. Resources:**

The Project addresses academic priorities of both the University and the Faculty, as outlined in *Stepping UP*. It is “fiscally feasible” in that the Provost has guaranteed funds for Phase 1; funding for Phase 2 is easily obtainable within the Faculty's business plan; construction of Phases 3 & 4 will proceed only when the funding is secured. There will be no student capital levy for Phase 1 and only a modest increase in student operating is proposed (under \$10 per term, to begin in 2008-09).

## **9. Deferred Maintenance:**

Renovation of Varsity Arena will be accomplished in Phase 4 of the Project. Other facilities will be newly constructed and a major maintenance fund is provided in the business plan. The design and operating plans will fully comply with the University's design standards and the business plan ensures adequate funding is annually set aside to address on-going maintenance.

## **IV. SPACE PROGRAMME**

### **OVERVIEW OF EXISTING SPACE**

A state of disrepair and very unsafe conditions precipitated the demolition of the original Varsity Stadium in 2002. Some general improvements were made at that time to the field and track and minimal temporary facilities were erected to enable the Faculty to continue to provide intercollegiate and intramural programmes on this site until a new facility could be built.

The site currently comprises a natural grass field, the old cinder track (440 yards x 15-19 feet wide with no lanes delineated) and an unheated domed structure used for storage of operational equipment. Temporary change rooms, stands and media gondola have been rented and erected for events.

While a natural grass playing field is ideal for many sports, it requires a significant amount of regular maintenance to keep it in good playing condition. It also cannot be used continuously, day in and day out, without damaging the surface and limiting its use. The old cinder track has deteriorated over the years; cinders are no longer available so the necessary maintenance to keep it in proper form has not been possible.

The temporary stands that have been erected along the east side of the playing field during the past two seasons, have accommodated 1,440 to 2,046 spectators. The temporary media gondola sited along the west side of the playing field has accommodated 45 people. The temporary change rooms have been minimal, just barely sufficient to accommodate the teams playing on the field.

In its current condition, the Varsity field has been used for Varsity football and soccer practices and games; regular intramural field hockey games; intramural soccer, flag football and ultimate Frisbee championships; Ontario women's lacrosse championships; special rugby games; track and field training (field events); FPEH instructional classes (soccer, track and softball); U of T Camps; high school football championships; and several international soccer and rugby rentals. The Lynx soccer games, formerly played at Varsity stadium, moved to Centennial Stadium when Varsity stadium was demolished as the temporary facilities were considered inadequate to meet their needs.

Varsity Arena, home of the Varsity Blues hockey teams, was built and occupied by the University in 1926. In the 1960s, the floor of the ice-pad was replaced and additional public washroom facilities and concession storage were added to the west wall of the original Arena under the east stands of the stadium. In 1985, the ice pad was widened to approximate the 85' x 200' NHL standard, the additions at the north end of the Arena modified and the south end addition built. The south end addition continues to house the Zamboni, provides equipment storage space on the lower level, and accommodates the Blue and White Lounge on the upper level. Part of the equipment storage space has been modified to become the change room for the women's Varsity Blues hockey team. Another "bump" was added along the west wall in 1985 to house change rooms for the

men's Varsity Blues hockey team, a therapy room and a coach's office. Lighting improvements were also made to the Arena at that time. The Arena's media gondola is a mean and uncomfortable space, leaving most of the media opting to sit in the stands.

In addition to the Varsity Blues hockey games and practices, the existing rink is used for Varsity figure skating, intramural hockey, FPEH instructional classes, drop-in hockey, the University Skating Club, recreational skating and outside hockey rentals. Off-season, with the ice removed, the Arena is used for exam writing, U of T Camps, occasional student events, TV commercials, retail sales, religious and musical events and trade shows. Summer ice is not possible and only limited use can be made of the arena during the summer months as the arena is not currently air-conditioned.

Today there is a much greater demand for women's sport than in previous years. This increased emphasis has created the need for an additional change room for the women's Varsity Blues hockey team and for more women's washrooms.

## **NOMINAL SPACE ALLOCATION**

As a physical-activity-for-all facility, the new Varsity Centre will accommodate increased recreational, fitness and academic programming as well as a greater number of competitive events. More and better change rooms will be provided for teams participating in track, field and ice sports. These will permit continuous programming on all of these venues and accommodate the dressing and showering needs of players using auxiliary playing fields on the St. George campus. In addition, large general use change rooms will be provided to accommodate individual users of these venues, the strength and conditioning facilities and the exercise room.

The following table includes all of the assignable and non-assignable programme space required by Varsity Centre to accommodate the intended programming of the rink, the playing field, the running track, the strength and conditioning and exercise facilities.

<b>Room Name</b>	<b>Nasm</b>
New Outdoor Playing Field and Running Track	0
Covered Outdoor Storage (180 sq. m., not considered 'assignable')	0
New Outdoor Spectator Stands (approximately 5,000 seats)	0
Public Washrooms below outdoor stands (approx. 186 sq. m.)	0
Bubble (temporary, non-assignable, approximately 7,525 sq. m.)	0
New Concourse	0
Café/Student Meeting Place	100
Information Service Counter	19
Internal Cash Room	7
Facility Ticketing (Box Office)	19
Existing Ice Pad	1,788
Existing Arena Spectator Seating (approximately 4,100 seats)	1,576
Zamboni Room and Ice-melting Pit	92
Rink Coverings Storage	88
Pop/Program/Chair Storage Room	9
Assignable Ice Users Storage	78
Blue & White Room	210
Blue & White Kitchen Area	9
Blue and White Storage Room	8
Blue and White Washrooms	20
Blues Hockey Change Rooms*	166
Therapy and Emergency Event Care Room	35
Blues Hockey & Figure Skating Coaches' Offices	36
Assignable Ice Teams Change Rooms	318
Ice Officials' Change Rooms	32
Arena Media Gondola	28
Administration Offices, incl. private toilet	87
Managers' Meeting Room	14
Administrative Assistant Work Area	17
Facilities & Programmes Reception/Waiting Area	9
Student and Event Programme Area	17
Full-Time Coaches Offices	73
Part-Time Coaches Workspace and A/V Area	20
Facility Staff Offices	28
Community Programmes Office	19
Stadium Media Gondola	101
Football Team Change Room*	189
Football Team Taping Room*	28
Football Coaches' Change Area	10
Assignable Field and Track Teams Change & Taping Rooms	390
Student + Users Change Rooms	556
Student + Users Family/Co-Educational Change Room	19
Students + Users Taping and First Aid Room	19
Stadium Officials Change Rooms	36
Scheduled Meeting/Seminar Rooms	100
Programme Equipment Room	154
Laundry Room	42
Field and Facility Maintenance/Equipment Storage Room	30
Food Concessions	111
Strength and Conditioning Area	752
Strength and Conditioning Office	12
Counselling and Assessment Room	12
Exercise Room	200
Exercise/Conditioning Centre Storage Room	42
Academic Media Lab	36
Child Minding/Babysitting	93
Electronic Equipment Room	16
<b>Total Nasm</b>	<b>7,870</b>

\* Intercollegiate team facilities will be dedicated to the teams only during their respective playing seasons.



## **Varsity Centre Overview: The Plan**

The new Varsity Stadium field and track will be visibly open along portions of Bloor Street at the base of Bedford Road and along Devonshire Place. In order to accommodate the largest available footprint at the south end of the site for the building that will house the Varsity Centre facilities, the track and playing field will be located as close as is reasonable to the north and west property lines. This will leave sufficient space on both street edges to provide the grade transition required to position the field and track at the same vertical elevation as the existing arena floor, for an attractive fence and for landscaping. In addition to generating the interest of passers-by, this feature will provide a high level of personal safety for the users of the facilities.

### **Phases**

- 1A Master Design
- 1B 5,000 seats, public washrooms, change rooms, media gondola, entrances
- 1C Field, track, lights, scoreboard, fencing, landscaping
- 1D Foundations and services as required below the field and track for the bubble
- 2A Bubble
- 2B Off-site throwing events space
- Electrical Infrastructure NE Campus (apportioned to Varsity)
- 3 New Athletics Facilities (3729 nasm)
- 4 Arena Renovation

Five thousand seats will be provided for spectators between the east side of the field and track and the west wall of the arena.

A spectator entrance will be provided at the north end of the stands while the main student or participant entrance in the final plan will be provided in a “U”-shaped building at the south end of the site that will wrap around and overlook the south end of the track. A single student entrance could possibly serve both the stadium and arena components of Varsity Centre.

While financial considerations dictate that the Centre will be built in phases, Varsity Centre has been conceived as a single “physical activity for all” facility and, as such, must be designed as a single complete project that can be divided into the necessary phases. These phases will need to be able to work financially, functionally, and operationally and be constructed in a logical sequence. Once facilities have been built they should not have to be demolished or extensively modified to accommodate future phases.

Three floors of the U-shaped building (plus partial basement and mechanical penthouse), providing approximately 6,650 gross square metres, plus the existing arena, will be required to accommodate the 2005 Varsity Centre space programme. A four-storey building maximising the permitted building envelope on the site, will be designed to allow the full extent of constructed area under the zoning bylaws. A larger building may also offer better

views and may be more desirable, proportionately, for this site. The U-shaped building is presently budgeted to include shelled space of a complete fourth floor of approximately 1,900 gross square metres; the master plan will determine where best to locate this space in the design of the building. The increased floor area of the larger building is outside of the scope of this project but could be planned to accommodate additional related activity spaces. The fit-out of this shelled space is subject to approval and availability of funding. The development of a master plan for this site must incorporate the additional space responding to the initiatives of Varsity Centre as well as for the intended future occupants of the shelled area.

The Committee's preferred occupants for the shelled, or unfinished, space are the FPEH researchers who are currently applying for funding from Canada Foundation for Innovation (CFI). Their space could include exercise physiology labs, exercise health physiology labs, graduate student offices and faculty offices. Participants in this research initiative would benefit from and contribute to an ongoing programme of research and testing that is compatible with the activities within Varsity Centre. This Committee recommends that non-athletics student space should receive the next highest priority for this space but recognizes that, regardless of the priority, in order to be considered the prospective occupants must have a viable funding plan in place.

Additional constraints on this site include the electrical transformer at the SE corner of the stadium and the electrical substation at the NW corner of the arena, neither of which can be moved due to economic considerations. A further financial constraint involves the need of the entire sector to upgrade the electrical infrastructure before any further buildings are constructed in this quadrant. This is discussed in greater detail later in this report.

### **Varsity Field and Track**

The Committee considered the requirements of a multi-sport and multi-use site and recommends synthetic surfaces for both the field and track. These surfaces will allow the Faculty to maximise activity for students and members with minimal maintenance and "down" time. A wide variety of programmes including intercollegiate teams, intramural leagues, instructional classes and clinics, open recreation, cross-training, fitness and curricular physical education classes can all be provided on durable, low-maintenance artificial surfaces. The final decision on the types of synthetic surface will occur closer to the installation date as new generations of these surfaces are continually being developed.

The new playing field will accommodate field hockey, field lacrosse, Canadian football, flag football, rugby, soccer, cricket, golf, ultimate Frisbee and other sports. Game lines to regulation field sizes of football and soccer will be a permanent part of the playing surface and lines for other sports painted on as required. Covered pits and runways for long and triple jumps, vertical jumps and steeplechase will be located in the north and south end zones. Throwing events cannot be accommodated on most artificial surfaces and, depending on which surface is ultimately selected, may need to be relocated to a nearby University field.

The running track, which will serve as a training track as well as being a competitive venue, will be an 8-lane, 400-metre track with a 130-metre, 8-lane straightaway along the east side of the field. The track's radius will be 36.5 metres to accommodate greater field width and each lane of the track will be 1.22 metres wide. These dimensions meet the current competition standards of the International Association of Athletics Federations (IAAF) and will also allow wheelchair racers to use the facility.

Lighting of the new field will be even and at the level required to be able to play and to be able to make in-house videos for learning and archival purposes, but not at the level required for telecast. It has been assumed that media groups will provide portable lighting as required to suit their purposes.

The intention of the current project is to provide a temporary air-supported structure, or "bubble", that will be erected annually to extend the usability of the playing field throughout the winter months. There are a total of 300 teams currently on the Intramurals waiting list; a great many of these teams will be able to play under the bubble which will be able to accommodate three activities simultaneously. The bubble will cover the field and extend approximately 14 feet beyond the football sidelines and goal lines. The bubble will be contained within the inner limits of the track so that the track can be swept of snow and remain functional throughout the winter months. While a donor will be sought for the bubble itself, the foundation for the bubble and any required conduits will be included in the initial phase of the project in order to avoid having to disturb the track and field once they are installed.

### **Stadium Seating**

The spectator stands on the east side of the stadium are to provide permanent seating for approximately 5,000 spectators. The seating is to be all benches with backs and raised a minimum of one metre above the playing field to provide good visibility throughout the stadium. The Committee believes that seating for 5,000 will accommodate the audiences that can reasonably be expected to attend University events at the new Varsity Centre.

Due to cost considerations, the stadium stands will be simply constructed and include a press box or media gondola at centre field in the top rows. Elevator stops will provide level access to the gondola and to wheelchair seating spaces, as required.

The concourse below the stands is intended to be "open-air" with public washrooms (including separate, accessible washrooms), concessions and, if space permits, change rooms. Four team change rooms are required in phase 1, if not possible below the stands, then immediately to the south of the stands to eventually become part of the phase 3 building. A spectator entrance at the north end of the stands will provide access to the stadium for stadium events and also provide a new controlled entrance into the arena. Ideally, ticketed events could run concurrently in both venues.

## **Off-site Track and Field Throwing Events**

For practical reasons, javelin, discus, hammer and shotput events may have to be located on a natural grass field off-site. Most artificial playing surfaces are not appropriate for these events as the implements will bounce off these surfaces. However, new products are being developed rapidly and there is a possibility that an appropriate artificial playing surface may become available in the near future. This would be ideal as it would allow all of the track and field events to take place at the one location on Bloor Street. If such a product does not become available in the short term, the throwing events will have to be held on the back campus. To bring this field up to the standard of the other competitive track facilities being built on the Varsity site, the back campus will have to be re-graded with a minimum 15" sand base, lighting provided, concrete throwing circles added for discus, hammer and shotput, and the same rubber runway for the javelin as will be used for the track.

## **Varsity Arena**

The existing Varsity Arena will be preserved and significantly renovated to make it welcoming and accommodating for all students and members. Included in the work will be better change rooms, replacement seating for approximately 4,100 spectators, new lights, rink boards and sound system. In anticipation of this renovation, the ice pad is scheduled to be totally re-piped during the Spring 2005.

The existing main entrance to the Arena will be relocated this spring to the south end of the arena as a secondary effect of the work being done at the Royal Conservatory of Music. While this work will be funded by the RCM, it will pre-date the development of the Varsity Centre Master Plan and may therefore require modification to fit with the design of the Varsity Centre Master Plan.

## **Wellness Building**

A new U-shaped Wellness Building will afford views onto the field and track from all floors. The ground floor of the new building, the track and the field are all intended to be at the same vertical elevation as the existing arena ground floor to permit seamless movement between the facilities. It is not likely that the second floor of the new building will align with the existing second floor elevation of the arena as the floor-to-floor height of the lower level of the arena is very high, but elevator stops will permit easy access between facilities at the second floor levels.

The building concourse will connect the main student or participant entrance with the Varsity Centre facilities and playing venues. Services found on the concourse will include information, ticketing, and informal seating, public washrooms, telephones and bank machines. Attractive displays for memorabilia, recognition and research will contribute to the ambience. Specifically, a reference to the old stadium should be present in some prominent way.

The Information Services area, centrally located and visible from the student entrance, will serve as Varsity Centre's welcome and information hub. Reception, access to facilities and point of sale will provide personal service to the Centre's users and visitors. While many of the activities differ from those offered at the Athletic Centre at 55 Harbord Street, this new Varsity facility is envisioned to be a diversity-embracing "Athletic Centre North".

### **Indoor Training and Fitness Facilities**

The new Varsity 2005 fitness centre will be a welcoming and integrative space for all people. Participants will have access to training opportunities to enhance the necessary fitness components of cardio, strength, endurance, flexibility and body composition, to build an optimal lifestyle which promotes learning beyond the classroom experience and to build a foundation for health and fitness for the future.

#### **Strength and Conditioning Centre**

While Varsity's new Strength and Conditioning Centre will provide general fitness and wellness opportunities for the University of Toronto, it will be particularly geared for providing extra-curricular experiences for the school's growing student population.

Research has shown the integral role of accessible fitness and strength training facilities to combat obesity and "sedentary death syndrome". As a leader in physical activity research and best practices, the Faculty of Physical Education and Health will create a space to address these issues and needs, and attract people from diverse backgrounds to participate in healthy lifestyle programmes.

Recent site visits to newly-renovated facilities at peer institutions have found cardio training equipment, selectorized weight machines, open traffic areas, natural light, air conditioning, colour and lighting were key factors in creating an inclusive space. Carefully choosing the right equipment and hiring professional staff have created environments that attract women, beginners and people with disabilities, and transformed masculinist weight rooms into welcoming fitness centres. Specifically, it was found that:

- greater numbers of cardio pieces attract female participants;
- selectorized weight machines attract women and beginners for strength training; and
- specialized and adaptable equipment as well as larger spaces are more conducive and safer to address the needs of persons with mobility challenges.

#### **Exercise Room**

The Exercise Room will accommodate scheduled and unscheduled training including plyometrics, yoga, stretching, aerobics, Junior Blues, and camps.

## **Athletics Support Spaces**

As a centre for participation and excellence, Varsity Centre will include a number of services and adjunct facilities that will support the stadium and arena and their programmes.

Highly visible and inviting work space will be provided for all Varsity Centre administrative and coaching staff, with offices for full-time staff and work clusters for casual, part-time and seasonal employees. The design of these spaces will promote a sense of community and leadership in the new Centre.

Adequate programme equipment storage will be provided at Varsity Centre. Covered Outdoor Storage is to be provided to store the large items (e.g., soccer nets, hurdles, etc.) that will need to be taken directly on or off the field/track as the programmes change over the course of the day. A parking area for the equipment/maintenance cart must also be provided. A large, centralised programme equipment issue and storage area will be designed to ensure security, professional care and sharing of the Centre's equipment for all programmes and activity sites.

Dressing rooms for both teams and individuals will address programme, gender and user equity, as these are key principles governing access to and provision of the Faculty's facilities and programmes. One large dressing room for each sex, modelled on those in the Athletic Centre, will best accommodate the greatest number of individual users. As well, some provision for smaller alternate change space will be included for families and others who require special change space.

While many intercollegiate athletes expect their teams to have dedicated dressing rooms, the Committee has determined that given the extent of participation, team dressing rooms will be assignable by the season and by the event. Skating and hockey dressing rooms will be as close to the ice as possible, as walking distances in skates can be both dangerous and difficult. The existing Varsity Arena dressing rooms on the east side of the rink need to be expanded to provide adequate space for teams to change and shower. This expansion will not, however, extend beyond the existing east wall of the arena.

Flexible meeting rooms for teaching and learning, for coaching strategy sessions, for leadership training and development, and for media events will be provided. These learning environments will permit everyone, including mixed gender teams and coaching staff, to participate in sessions for practice, game and mental preparation and evaluation, activities that were traditionally done in the dressing room.

A small Café will provide students/members with a place to meet informally and a Child Minding/Babysitting facility will permit parents of small children to use the Centre without having to organise formal childcare arrangements.

## SUMMARY OF SPACE UTILISATION ANALYSES

The new Varsity Centre will operate as an educational multi-purpose sports and recreational facility primarily focussed on an enhanced broad continuum of programming for students and members. In particular, expanded programme opportunities in field and ice/arena sports, track, field and fitness activities will provide exciting new programmes and more choice. For example, during the Fall academic term, there will be a significant growth in available time per week for student programming, as shown below.

<u># of Useable Hours Available *</u>	<u>Presently</u>	<u>Varsity Centre</u>
Varsity Stadium	35**	112
Varsity Arena	101	101
Strength & Conditioning Centre and Exercise Room	n/a	119
* based on 119 hours of operation per week		
**due to need for field maintenance and rest		

<u>% of Time Available</u>	<u>Presently</u>	<u>Varsity Centre</u>
Varsity Stadium	29%	94%
Varsity Arena	85%	85%
Strength & Conditioning Centre	n/a	100%

The field and track programme year will be extended throughout the entire year thanks to the durable and flexible, artificial surfaces and an air-supported temporary structure over the field during the winter months. Winter programming with the bubble installed in effect triples the time available for this venue as the field will be divided crossways into three practice fields all of which can be used at the same time for a wide variety of physical activities. During this period, the track will also remain available except when there is snow on the ground. Winter programming per week will look more like this:

<u># of Useable Hours Available *</u>	<u>Presently</u>	<u>Varsity Centre</u>
Varsity Stadium w/bubble	n/a	336**
Varsity Arena	101	101
Strength & Conditioning Centre and Exercise Room	n/a	119
* based on 119 hours of operation per week		
** 3 fields x 112 hours/week		

<u>% of Time Available</u>	<u>Presently</u>	<u>Varsity Centre</u>
Varsity Stadium w/bubble	n/a	94%
Varsity Arena	85%	85%
Strength & Conditioning Centre and Exercise Room	n/a	100%

In the spring season, track and field will take over the primary use of the stadium with Blues track training and numerous, non-university track competitions. The inner field will remain available for intramurals while the track is being used for training.

Time will be available for use by community members of the Centre and there will also be time available for community rentals of the facilities throughout the year. The amount of time for community use will vary depending on the student programming at any given time.

Detailed schedules for the track and field, the arena and the exercise room can be found in Appendix “E”. There is no schedule included for the Strength and Conditioning Centre as it will be available at all hours that Varsity Centre is open on a drop-in basis.

## **V. FUNCTIONAL PLAN**

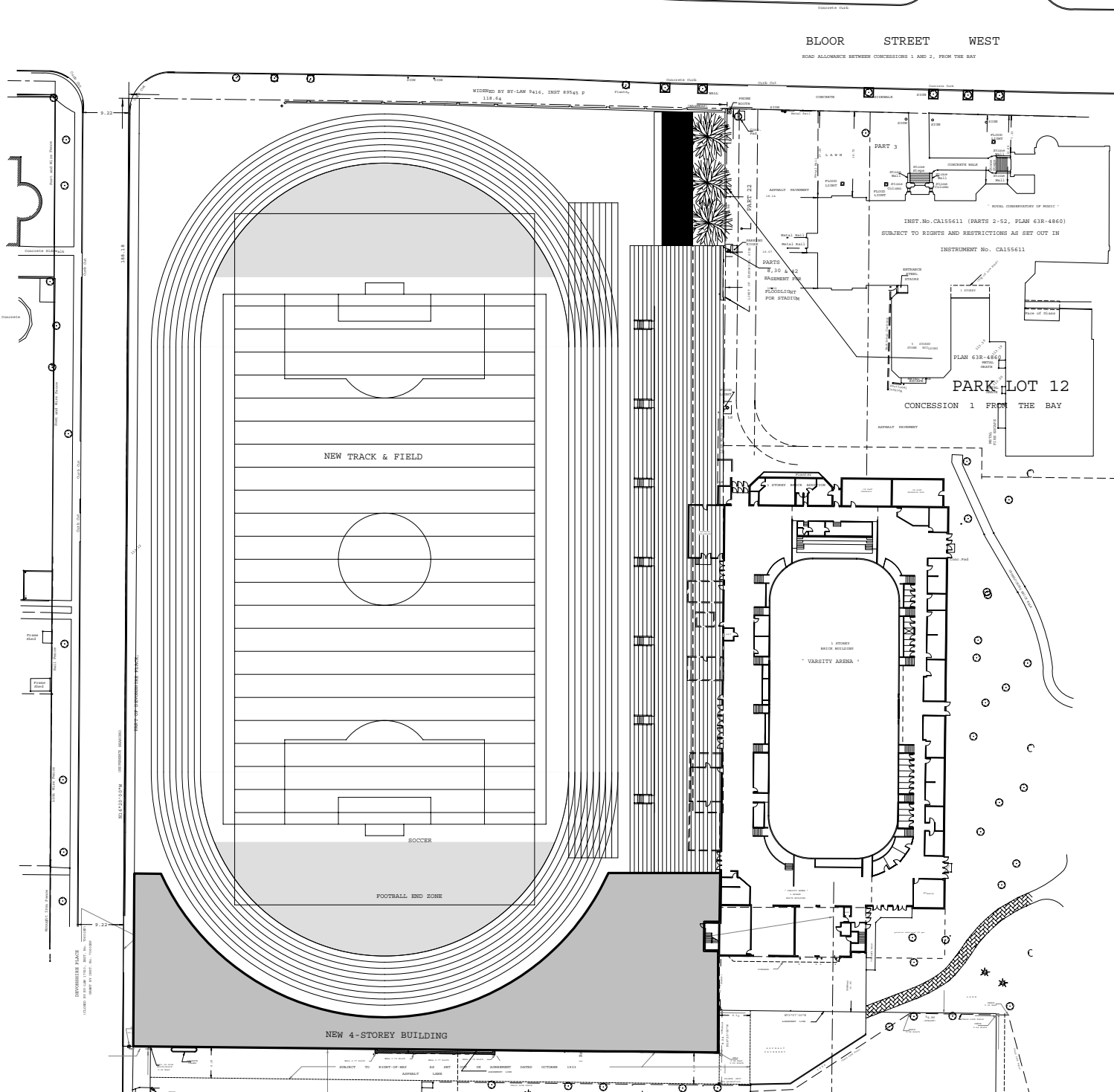
### **RELATIONSHIP BETWEEN ACTIVITIES**

To function as a Centre for Physical Activity and Health, it is important that this project have a hub from which all activity extends. This hub is seen to be a space which connects the stadium, the arena and all of the athletics support spaces. Many spaces will be accessed from this hub and prominence must be given to the Information Services Counter. The Information Services Counter will provide welcome and information to users and visitors as well as point of sale transactions and entrance access to change rooms and the conditioning facilities.

The Centre must be designed to control access to each of the venues for the duration of ticketed events. In the case of the stadium, this includes physical access from the adjacent streets and pedestrian walkways.

Specific spatial relationships are described in the Room Data Sheets (see Appendix “N”).

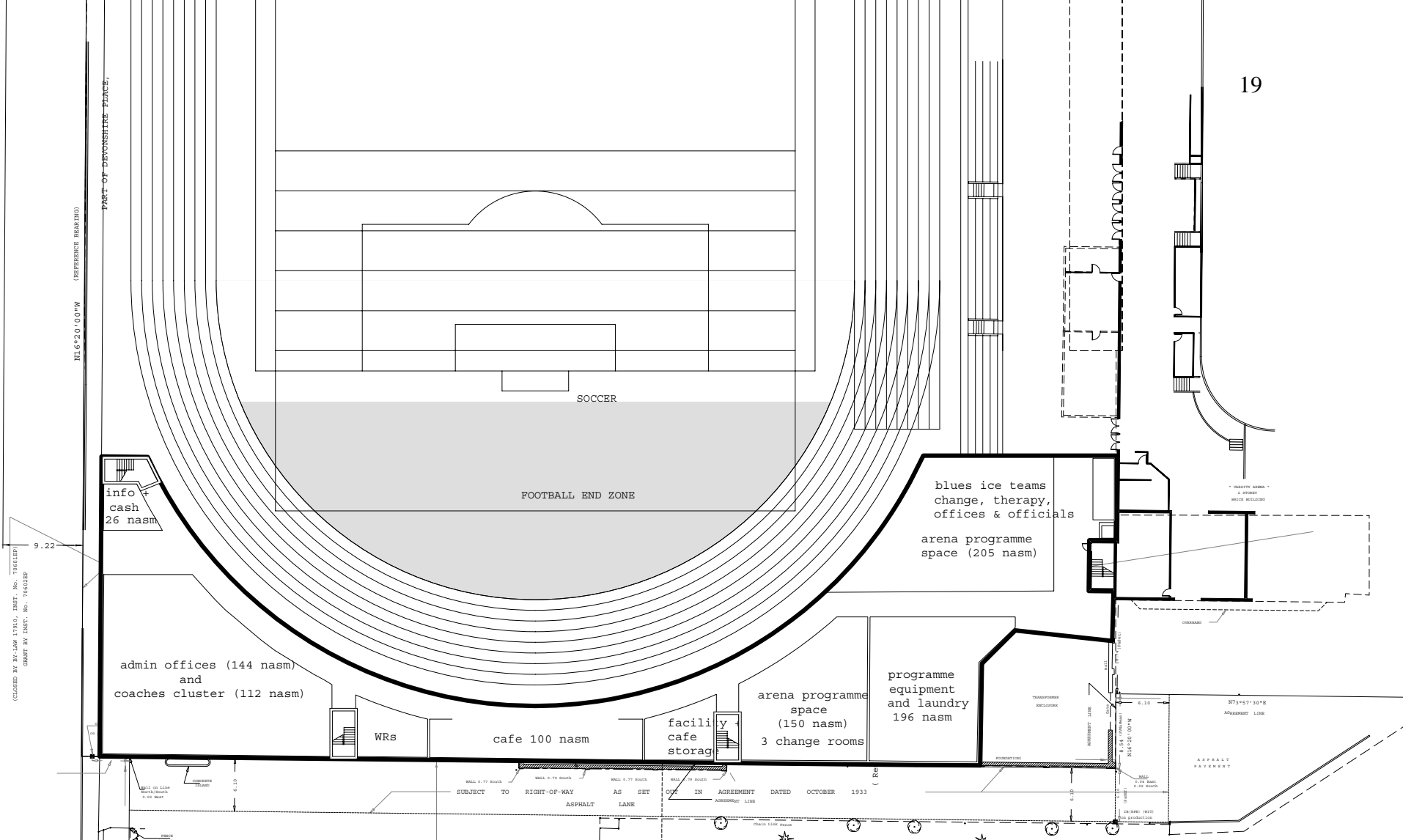




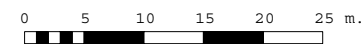
Functional Site Layout

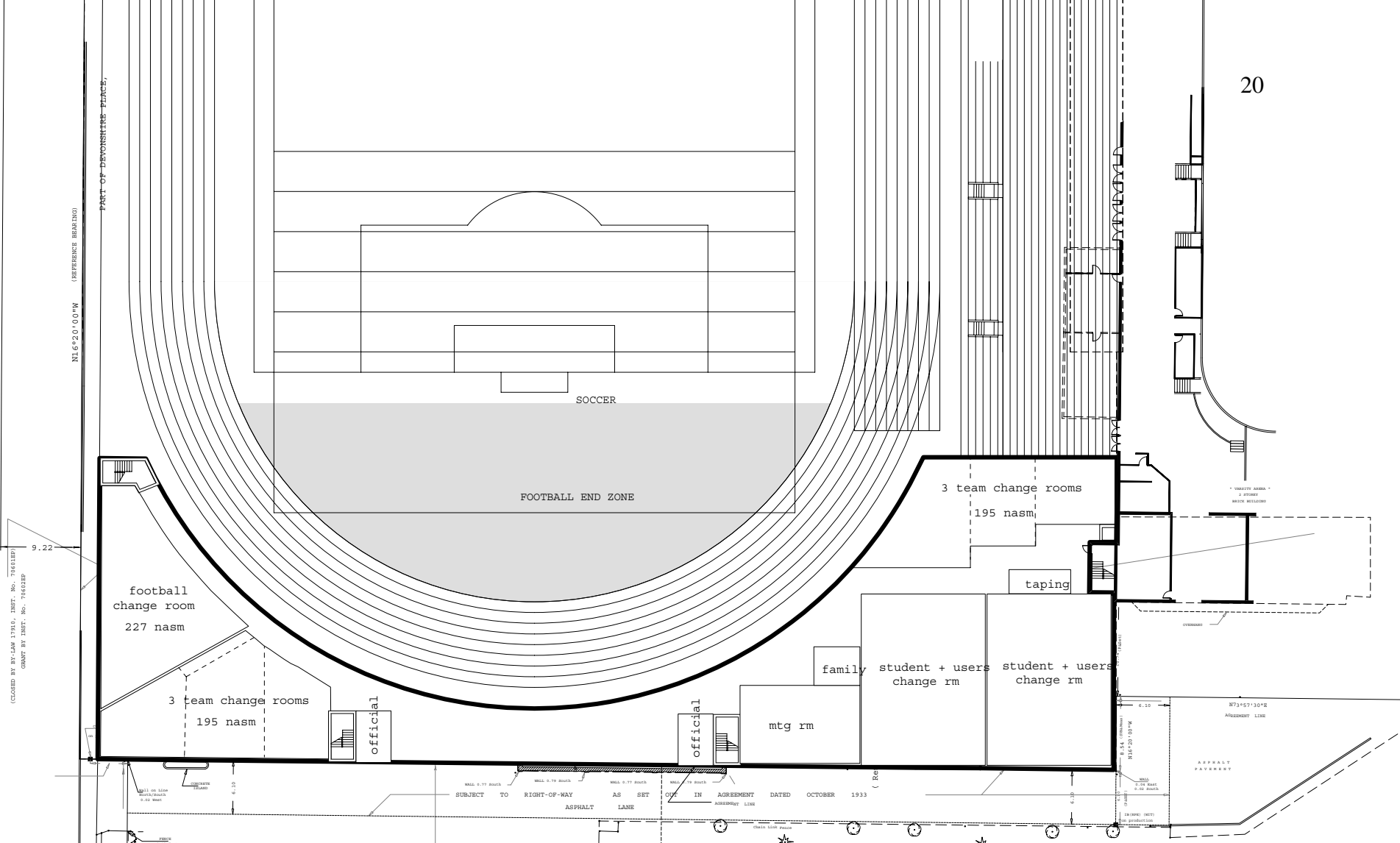
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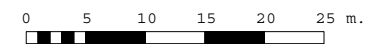


Functional Layout - phase 3  
Ground Floor



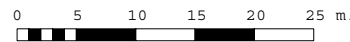


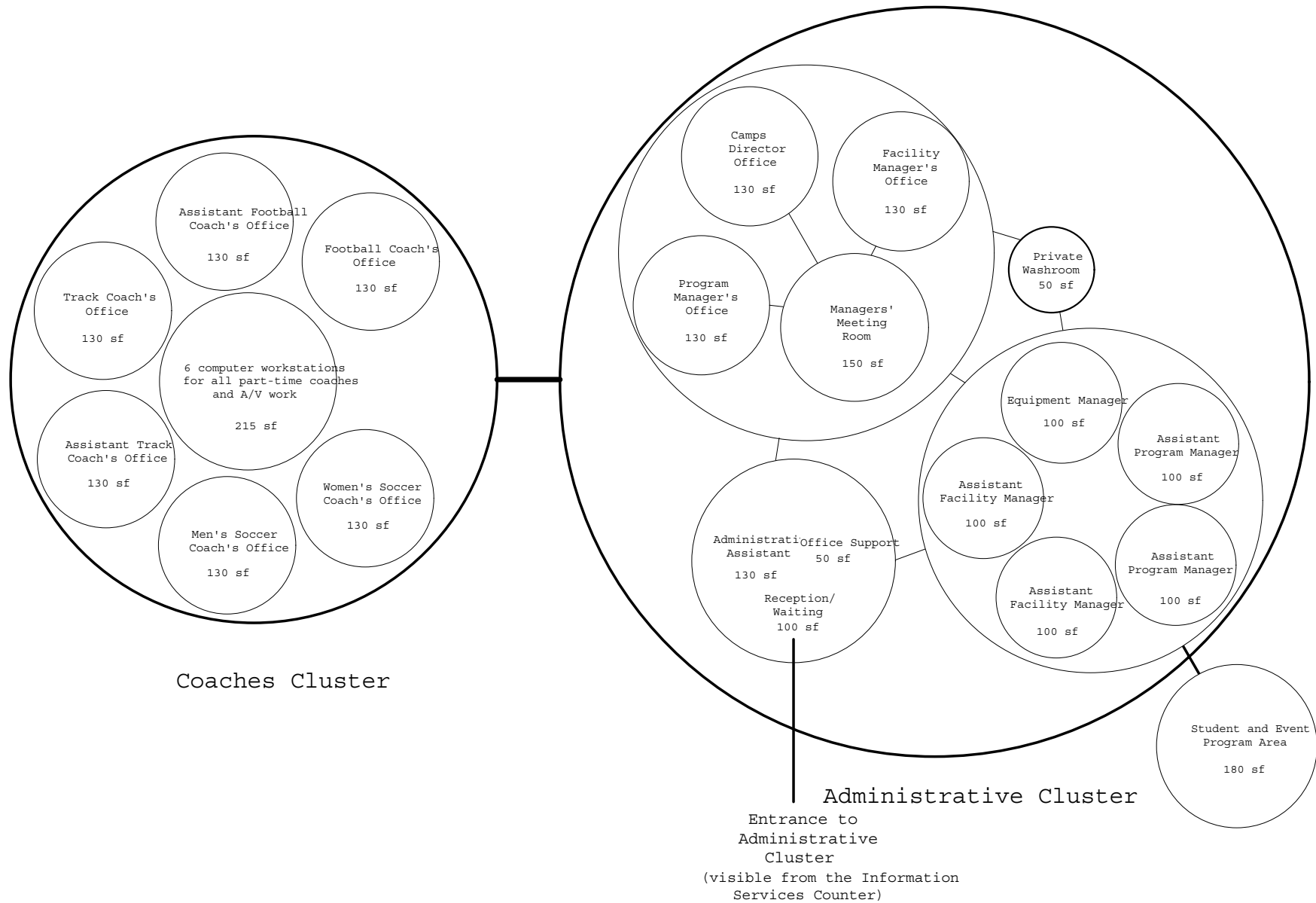
Functional Layout - phase 3  
Second Floor





Functional Layout - phase 3  
Third Floor





Varsity Centre Functional Adjacency Diagram  
April 05, 2005

## **VI. ENVIRONMENTAL IMPACT**

### **ENVIRONMENTAL PROTECTION POLICY**

The University of Toronto is strongly committed to the development and maintenance of exemplary strategies that are aimed at enhancing not only the campus but also the global environment. This commitment is set out in the University's *Environmental Protection Policy*, dated 7 March 1994 which is reproduced in Appendix G.

On campus, buildings represent the single most important element that affects the environment; they give it a recognisable form and are major consumers of natural resources in their construction and operation. Building design professionals have an inherent responsibility to foster good environmental practices as do building users and University administrators.

In order to encourage building designs that meet the University's environmental policy, an environmental section has been incorporated into the University's *Design Standards Manual*. This section obligates the design team to adhere to a set of environmental design principles:

- When making decisions about designs, processes and products that influence resource use (e.g., energy, water, materials) and other environmental impacts (e.g., indoor air quality, lighting, waste management), alternative choices, including innovative but proven alternatives, be considered;
- Consideration be given to designs that minimise life cycle costs; and,
- Environmental impact be assessed broadly – recognising that impacts in one area must be assessed in relation to others so that the “system” as a whole can be effective.

Notwithstanding the University's environmental goals, this Project Planning Committee does want to clarify that the strategies to incorporate environmental design must work in concert with and not compromise the specified requirements of Varsity Centre.

### **Environmental Design**

Because of the nature and the extent of the activities that will occur in this facility, the new Varsity Centre will have significant environmental implications. These will include considerable increases in energy and water consumption, waste generation, etc. If done properly, better environmental designs can significantly reduce operating costs over the life of the building.

Because of the Varsity Centre's siting and size, the design team should pay particular attention to:

- building form and envelope to maximise the use of natural energy or passive strategies such as the use and control of sunlight, ventilating air movements, and diurnal and seasonal temperatures,

- minimising energy use for heating, cooling and lighting through the careful design of the building envelope, mechanical and electrical systems, and the use of low energy fixtures in combination with natural daylight and task lighting wherever possible,
- water conservation through the use of water-saving fixtures and close-looped equipment cooling systems and consideration of the possibilities for cleaning and recycling grey water from showers through some sort of "living machine",
- metering of energy and water use in the building, or parts of it (e.g. student common space, blocks of locker rooms, etc.),
- building materials, finishes (e.g., paint), furnishings (e.g., carpets) and furniture which are not only emission-free (to provide building occupants with the highest quality indoor environment) but are also the most environmentally friendly in their manufacture and installation,
- provision of recycling depots for source-separation of waste throughout the building to meet the needs of the University's recycling and waste reduction programmes,
- conveniently locating waste receptacles to minimise litter,
- creating a sufficiently large central area for the consolidation of and access to recycled materials and waste,
- proper hazardous waste storage and disposal,
- directing rainwater (roof) runoff from the City's storm water system and other sources of "grey" water to satisfy landscaping needs (melt-water from ice-scrappings must not be used on landscaped area due to the dyes used and must be directed to the municipal sanitary system),
- using water penetrable systems in outdoor areas where hard landscaping is required to minimise flows to the City's storm water system, and choosing paving materials to assist the University in minimising the amount of salt used in snow and ice clearance,
- the design of roofs and access to them to permit future use as campus open space by building users, where practical,
- the landscape design to promote local plant species that require low maintenance,
- the design of outdoor spaces for all-season use, with shade and cool air movement for the summer, and sun-trapping and wind shelter for winter use.

The Committee recognises that all of the above strategies may not be practical to implement because of the Varsity Centre's site and built-form. However, the design team and the building's users must make an earnest effort to ensure that this building, when viewed in its entirety, will satisfy the environmental goals set out by the University. The consultants are to approach the design exercise considering LEEDS accreditation. The capital cost estimate has made provision for this standard of design. However, maintenance and other life-cycle costs such as periodic renewal must be considered an equally important part of the analysis.

Students at the University are concerned with the University of Toronto's energy use and therefore greenhouse gas emissions. They have taken great interest in this project and have developed a list of green building strategies that they would like to see explored in the design of Varsity Centre. The list is included in Appendix "H" for consideration by the consultants as the design progresses.

## **VII. SPECIAL CONSIDERATIONS**

### **ACCESSIBILITY, ACCESS AND SECURITY**

Varsity Centre will be student centred, educational in focus and inclusive in design. It will provide for equity, diversity, community outreach and a sense of welcome in its spaces, services and programmes. As such, barrier-free accessibility for all persons must be integrated throughout the design. The University's policies and design guidelines for physical accessibility must be met or exceeded to ensure that the entire facility is accessible to all. The Barrier Free Design Checklist can be found in Appendix 'I'.

Equity is also very important for this project. The intent is to create a facility that is equitable on a wide variety of levels and, to this end, the project will be guided by the Equity Policies of the Faculty of Physical Education and Health (see Appendix "J").

Users of the new Varsity Centre will arrive by car, by transit and by foot to either the spectator entrance to the facility at Bloor Street or to the main student entrance at the south end of the site. While the track and playing field will be visible along Devonshire Place as well as from several points along Bloor Street, general pedestrian traffic across the playing field should not be possible. The interior layout and wayfinding of the entire Centre must be very obvious and very clear to newcomers and regular users alike. As some participants will arrive with large equipment bags or heavy equipment, a convenient pick-up and drop-off location will need to be provided convenient to the main student entrance to the Centre, along Devonshire Place. The renovation of the arena will include an accessible entrance directly into the facility.

Personal and community safety issues must be addressed as a high priority. The project will be governed by the University's extensive requirements for personal safety features in design, as articulated in the University's design guidelines. These direct project designers to pay attention to issues which include appropriate sightlines, elimination of entrapment areas and proper treatment of movement predictors, adequacy of lighting, adequacy of signage, adequacy of communication systems for ordinary communication and for emergencies, and all other design features which contribute to an enhanced sense of safety.

Particular consideration must be given to this building's location, expected hours of use, and to the needs of the communities that will use this facility. For example, men and women in the University's intramural leagues, many of whom play and practice early in the morning and late at night, will extensively use the Centre. Individual users are also expected to be found at all hours in the strength and conditioning facilities and jogging around the track.

The existing arena is expected to remain in operation throughout the construction of the rest of the facility. As such, personal safety issues for the users of the arena, as well as the larger community, must be continuously addressed throughout each phase of construction.

Placement of plant material, outdoor lighting and other elements in the landscape plan must have regard for public and personal safety.



## **NON-ATHLETICS STUDENT SPACE**

Included in the 2005 Varsity space programme is 100 nasm for a Café/Student Meeting Space and 93 nasm for Child-Minding/Babysitting space.

### **Child-Minding/Babysitting**

While the Committee recognizes the importance of a child-minding facility in the vicinity of the completed Varsity Centre, consistent with the view of the University, it is not feasible to construct this space in the first phase of the project. We are committed to working with existing facilities that offer child-minding and babysitting to ensure that the parents of small children will have equal opportunities to participate in activities at the new Varsity Centre. Currently, the Family Resource Centre offers child-minding on a sign-up basis; this service will be expanded in 2005-2006 to include daily and evening hours. Additional child-minding facilities will be included in later phases.

### **Other Non-Athletics Student Space**

The space programme for the 2001 iteration of the Varsity Centre included 5000 square feet for a variety of non-athletic student spaces. Although the budget does not currently provide for this space, such an omission does not negate its necessity. The Project Planning Committee recommends that the University update its analysis from the 1999 Report of the Task Force on Student Activity Space concurrent with the comprehensive design of Varsity Centre; this should include a general review of the athletic and non-athletic student space needs as identified by various stakeholders. Such a review should look at the space that was included in the programme for the 2001 Varsity Centre, and should consider allocation of as much appropriate non-athletic student space from that plan as can be accommodated into the new Varsity Centre, and also look at how any spaces not addressed could fit into other facilities such as a Student Centre node. This Committee further feels that overall student space needs must be addressed in the framework of a long term vision and the Committee recommends that student space planning, with adequate resources, be made a priority by the University to enhance the student experience.

## **COMPUTING AND COMMUNICATIONS SERVICES**

### **Wiring Closets**

Wiring closets of 4m<sup>2</sup> (2m x 2m) each, are required on each floor of the building. Ventilation shall be provided such that temperature can be maintained in the 18 to 22 Celsius range, with humidity in the range 30 to 55%. Sufficient closets are to be provided on each floor so that no room in the building is more than eighty (80) metres distant from the nearest closet by raceway (or cable tray). Closets should be 'stacked' vertically adjacent to vertical cable pathways. Closets shall be equipped with standard racks and patch board panels with sufficient ports to terminate the copper and fibre horizontal runs, and vertical fibre runs. Appropriate 10/100 switches meeting current UTCNS

recommendations should be provided for all network cabling terminating in each closet. Two quad electrical outlets with isolated grounds (15 A circuit) plus one 30 AMP single outlet shall be provided in each closet. Acoustic isolation shall be provided to prevent fan noise disturbance of adjacent spaces.

### **Main Wiring Closet**

As above except that a vertical fibre run should terminate in either the top or bottom room in the structure to provide a backbone connection to the University router location specified by UTCNS. This room should be a minimum of 9m<sup>2</sup> and should provide cooling capacity for equipment generating up to 4000 BTUs.

### **Data Connections to Offices, Officials and Other Similar Rooms**

Every room designated as an office, office support or officials' space, shall contain connections of at least one dual RJ45 receptacle with dual Category 5e copper cables arranged as horizontal runs to the nearest wiring closet where they shall terminate in appropriate patch panels. In the case of offices designated as multiple occupancy rooms, the number of dual data cables shall equal the designated occupancy plus one.

### **Data Connections to Media and Meeting Spaces**

Every room designated as a media or meeting space shall contain data connections for two RJ45 receptacles with Category 5e copper cables arranged as horizontal runs to the nearest wiring closet where they shall terminate in appropriate patch panels.

### **Wireless Connections**

Where feasible, meeting rooms, the media gondolas, shared office spaces, and common areas should have wireless access meeting the requirements of the UTORcwn network.

## **CAMPUS PLANNING**

### **Overview**

The Varsity Stadium site is located within an urban environment that, in addition to institutional university uses, includes retail, leisure, office, tourist, service and cultural uses. The site, at the south-east corner of Devonshire Place and Bloor Street West, is municipally known as 299 Bloor Street West.

It is in an area in the midst of change. Work has begun at the Royal Conservatory of Music to renovate and expand its facilities. The necessity to provide direct access for service and deliveries at the northwest corner of the RCM site has resulted in the relocation of the north entrance to Varsity arena to the south end of the arena. The cost of these required modifications has been paid by the RCM as a part of their project cost.

The Royal Ontario Museum expansion, Renaissance ROM, is also underway and there are possible plans from the ROM to construct a high-rises condominium on the site of their planetarium. On the north side of Bloor Street, more high-rise condominiums with mixed use development at grade are in the planning stage. These developments, together with the construction of Varsity Centre, will result in a new and vibrant neighbourhood in which the University will play an important role. The presence of Varsity Centre, marking the north edge of the university campus will provide a landscaped urban edge framing the south side of Bloor Street.

The Varsity Stadium site has been identified as an important University development site with as-of-right permissions outlined in the *University of Toronto Area Part II Plan* (1997). This site (Site 21) is flanked by Bloor Street to the north, Devonshire Place to the west, the Royal Conservatory of Music to the east and Trinity College lands to the south. Height permissions range from 25m at the Bloor Street frontage to 48m at the centre building envelope and 18m toward the southern portion of the site. The as-of-right building envelope allowed for a replacement stadium situated at the southern portion of the site running east/west, or alternatively maintaining a north/south orientation. See Site Specific Development Guidelines in Appendix “L”.

Contiguous with Site 21 and to the south is Site 24, also an approved development site for Trinity College. The Varsity 2001 plan required that the Trinity site be part of the development because additional space was required to be able to properly accommodate the facilities being planned. The current Varsity Centre Plan will be entirely on University of Toronto land. No encroachment on adjacent property or the City of Toronto road allowance is foreseen.

Varsity Centre shall maintain the directive identified in the *Bloor/ Devonshire Neighbourhood Study* of 2001 to create a “high quality urban and open space design that will strengthen the identity of the University campus”. The City of Toronto zoning by-laws require a 5-metre setback from Bloor Street with new construction on the site at the north end. The plan for Varsity Centre will retain portions of the existing Varsity Stadium masonry wall and necessitates full use of the remaining site. The track and field, located as far north as possible on the site allows for the construction of the athletic support facilities at the south end. The plan will extend to fully utilise the height available in the building envelope. Attractive fencing, in combination with masonry piers and remnants of the original Varsity wall, is planned all along the Devonshire Place and Bloor Street edges to the site. A view corridor south from Bedford Road through the field should be introduced if possible. The pedestrian sidewalk will be maintained along Devonshire Place with landscaping improvements.

With the possible exception to exceed the height limit on the site necessary for the air-supported structure, it is not anticipated that any variances from the pre-approved building envelopes contained in the existing zoning by-law will be required.

## **Impact of Varsity Centre Development on Adjacent Institutions**

The current proposal for Varsity Centre should have little, if any, impact on the Trinity College, Massey College, the Royal Conservatory of Music or the Royal Ontario Museum. The current easement agreement with Trinity College over the right-of-way on the lane south of Site 21 currently allows for service access to Varsity Arena. Permission for pedestrian access for participants and spectators is now being included in the easement agreement. These permissions will be subject to the permanent seating in the project not exceeding 5000 seats. Additional temporary seating could be added for special events from time to time.

## **Effects of Varsity Centre Development on Open Space**

The area of Philosophers' Walk is a remnant of Taddle Creek visible from Bloor Street West between the RCM building and the ROM and extending south to Hoskin Avenue between Varsity Arena and Trinity College on the west and the Edward Johnson Building and Flavelle House on the east. This space has been designated Urban Open Space (UOS) in the Part II plan, thereby protecting the space against development. Understanding the sensitivity surrounding urban open space, the current plan for development respects zoning requirements for this area. In keeping with the *Bloor/Devonshire Neighbourhood Study*, "...athletics renewal is organised to minimise projection into the valley and corresponding landscape restoration that will be required can be used to intensify the landscape quality and integrity of Philosophers' Walk." Egress from events at the arena and the stadium will be directed towards the west and north through the concourse to Bloor Street. A project planning committee preparing an update on the Philosophers' Walk Master Plan is currently in progress and should report by September 2005. See Appendix "M", an extract from "Investing in the Landscape" – The Primary Objectives of the Open Space Master Plan.

## **Servicing**

Servicing Varsity Centre will have to be done from the lane immediately to the south of the site. If necessary, pick-ups and deliveries can be arranged for non-peak hours in order to minimise potential vehicular/pedestrian conflicts.

## **Parking**

According to the University of Toronto parking by-law no additional parking will be required as a result of this development. Convenience parking will remain available on Devonshire Place (on street) and in the parking area on the west side until Site 12 is developed.

Outdoor space must include provisions for ample bicycle parking.

## **ELECTRICAL INFRASTRUCTURE**

It is anticipated that the first phase of the Varsity project can be powered from the same electrical capacity available to the now-demolished stadium. The power requirements of the long term plan for Varsity Stadium, however, will exceed capacity available on the University distribution system and therefore must be supplied directly from Toronto Hydro. Preliminary discussions with Hydro indicate that the cost for this supply may be as high as \$2 million. The real cost will depend on ownership of the sub-station and economies derived from splitting some of the costs with other future developments.

The entire NE sector of the campus is currently operating near its maximum electrical capacity. The cost of upgrading the sector with enough power for the future phases of Varsity Centre and to fully build out other development sites in the northwest precinct is expected to be in the neighbourhood of \$10 million. A share of this cost is to be attributed to this project. The electrical upgrade will become necessary when the first of any of the sites in this sector is developed. The Committee believes that Phases 1 and 2 of the Varsity Centre project can be completed prior to the upgrade.

## **OTHER CONSIDERATIONS**

Because of the multifaceted use of the new Varsity Centre facilities, the high level of physical activity and the motorised equipment, a highly efficient and effective heating and ventilation system, including an appropriate air-conditioning and de-humidification system, is essential.

## **SECONDARY EFFECTS**

The existing small building additions along the original west wall of the arena contain programme space that will have to be replaced when they are demolished for the new construction and the renovation of the arena. It has been assumed that they will all remain through Phase 1 and that the stadium seating will be built around them.

The area of the Varsity field is currently used to store snow removed during the winter from the campus. For many years snow was stored on the back campus but this activity was relocated only very recently when the former stadium seats were demolished. Another site must be identified for this purpose or snow melting equipment must be purchased for an estimated cost of \$500,000. The project budget cannot absorb this cost as a secondary effect and it is recommended that other locations and funding sources be identified.

## **VIII. RESOURCE IMPLICATIONS**

### **CAPITAL COST ESTIMATE**

Based on the data sheets provided for the facilities involved, the firm of Curran, McCabe, Ravinderan and Ross has prepared an estimate for the construction cost of Phase 1. This includes information from vendors of track, field and grandstand systems. The construction cost if tendered in March 2006, is estimated to be \$11,801,000 and includes the assumption of the use of a prefabricated steel and aluminium grandstand.

When all taxes, contingencies, fees, equipment, financing and miscellaneous costs are included, the total project cost of Phase 1 is expected to be \$16,386,000. This also includes an allowance to prepare a conceptual master plan and renderings for the finished Varsity Centre. The details are shown in Appendix B.

In a similar way, preliminary budgets have been developed for phases 2 to 4. These estimates will have to be revised at the time each phase proceeds and would need to be adjusted for inflation.

The capital cost estimate has been determined to be approximately \$56M for all phases of this projects. Separated into individual phases, the capital costs are estimated to be as follows:

Phase 1A	Master Plan	\$0.120 million
Phase 1B	Stands, washrooms, change rooms, etc.	\$8.046 million
Phase 1C	Field, track, lighting, landscaping, etc.	\$7.630 million
Phase 1D	Foundation and services rough-in for bubble	\$0.590 million
<b>Subtotal, Phase 1</b>		<b>\$16.386 million</b>
Phase 2A	Bubble	\$ 1.4 million*
Phase 2B	Off-site track and field throwing events	\$ 1.23 million*
	Infrastructure upgrade	\$ 2.0 million*
Phase 3	Wellness building	\$28.5 million*
Phase 4	Arena renovation	\$ 6.0 million*

\* approximate values for planning purposes, subject to review and escalation

Save the initial installation costs, which are included in the total project cost, any expenses incurred due the annual erection and dismantling of the bubble and the consequent displaced activities will be part of the Centre's operating expenses.

Varsity Centre, as per the space programme in this report, will need to occupy only three of the four floors that will be built in Phase 3. The cost estimate includes all four floors but leaves the area of the fourth floor as shelled space. The cost of fitting out this space will be determined once it is clear what programme will be occupying this space.

## **IX. FUNDING SOURCES**

The challenge of accumulating the full capital cost is great. A strategy of phased construction, as funds become available, will be needed.

The total project cost for Varsity Centre is estimated to be \$56 million. It is proposed that funding be made available in the following ways:

<b>Phase</b>	<b>Funding Source</b>	<b>Value</b>
Phase 1	University contribution	\$ 14 million
Phase 1	University financing for shortfall of Phase 1	\$ 2.386 million
Phase 2A	Fundraising	\$ 1.4 million
Phase 2B	Fundraising	\$ 1.32 million
Phase 3	Fundraising, naming rights and sponsorship** (additional funds for site advertising, score clocks etc. - to be considered concurrently with naming rights agreements)	\$ 30.5 million*
Phase 4	Fundraising, naming rights and sponsorship** (additional funds for rink boards, score clocks etc. - to be considered concurrently with naming rights agreements)	\$ 6 million
<b>All Phases</b>		<b>\$ 56 million</b>

\* includes \$2 M to cover infrastructure upgrade

\*\* sponsorship could include appropriate signage within the facility, programme sponsorship, purchase of equipment, etc.

## **BUSINESS PLAN**

The Business Plan for Phase 1, up to and including 2011/2012, is included in appendix "D". While the Committee is hopeful that the bubble can be installed for the winter of 2006/2007 and that the Wellness Building will be operational for the 2008/2009 season, the business plan, to date, deals only with Phase 1 of this project. As the future phases are ready to proceed, the business plan will be revised accordingly.

## **Operating Costs**

The annual operating costs of the facility, Phase 1, are currently estimated at \$1,400,000. These costs will be carried from revenues resulting from the operating budget of the Faculty of Physical Education and Health and rental of the facilities.

## **Financial Analysis & Risk**

A detailed assessment and risk analysis of the project has been completed by Financial Services with particular focus on the \$2,386,000 to be provided from the operating budget of the new facility.

As a result of the commitment to carry the \$14 million mortgage by the University of Toronto operating budget, the risk in Phase 1 is limited to construction cost overruns. If Phase 1 project costs increased by 10% the financing costs are estimated to increase by \$800,000 (based on a 6% interest rate). This would require that the short term loan to be carried by the operating budget of the new facility be increased from 5 years to 12 years.

In addition, the fallback for repayment of the \$2.386 million, in the event that revenues do not materialize as planned, or construction costs increase, is from the Faculty of Physical Education and Health trust funds. Details are provided in the Memorandum within the Project Planning Report. It is important that planned flows to this trust fund be maintained and that it not be used for any other purposes until this project has been completed.

Given the above, and assuming the flows to and availability of the trust funds, the Varsity Phase 1 project is considered to be a low risk venture.



## **X. SCHEDULE**

### **PHASING**

Phasing will be required, due to funding limitations, in order to fully implement this project. It is therefore proposed that Varsity Centre be built in four phases as per the table below. The initial phase will include the master plan for the entire space programme of Varsity Centre including the space programme to be located in the renovated arena and the track and field events to be located off-site. Phase 1 will include the new playing field and running track, the 5,000-seat spectator stands (including public washrooms and four team change rooms plus the stadium media gondola along the top of the stands at centre field), the field lighting, the scoreboard and the foundation for the future temporary air-supported structure over the field. Also included are the entrances to the facility and attractive fencing and landscaping at the Bloor and Devonshire edges.

Phases 2 through 4 will proceed as the funding becomes available, the order being flexible should donors be found for a specific phase of the project before those for another. Later phases will include the bubble, the off-site track and field facilities, the new athletics and support facilities (3729 nasm) and the renovation of the existing arena. Before the new athletics facilities can be built, additional electrical infrastructure for the entire NE quadrant of the campus must be provided and the Varsity portion of the costs for this additional infrastructure identified.

In summary, the following phases are envisioned:

#### **Phases**

- |    |   |
|----|---|
| 1A | Master Design   |
| 1B | 5,000 seats, public washrooms, 4 change rooms, media gondola, entrances       |
| 1C | Field, track, lights, scoreboard, fencing, landscaping                        |
| 1D | Foundations and services as required below the field and track for the bubble |
| 2A | Bubble  |
| 2B | Off-site track and field throwing events                                      |

Electrical Infrastructure NE Campus apportioned to Varsity

- |   |                                      |
|---|--------------------------------------|
| 3 | New Athletics Facilities (3729 nasm) |
| 4 | Arena Renovation                     |

## SPACE PROGRAMME AS PER PHASING PLAN

Room Name	Phase 1 Nasm	Phase 2 Nasm	Phase 3 Nasm	Phase 4 Nasm
New Outdoor Playing Field and Running Track*	0			
Covered Outdoor Storage* (180 sq. m.)			0	
New Outdoor Spectator Stands*	0			
Public Washrooms (approx. 186 sq. m.)	0			
Bubble* (temporary, 7,525 sq. m.)		0		
New Concourse*			0	
Café			100	
Information Service Counter			19	
Internal Cash Room			7	
Facility Ticketing (Box Office)			19	
Existing Ice Pad				1,788
Existing Arena Spectator Seating				1,576
Zamboni Room and Ice-melting Pit				92
Rink Coverings Storage			88	
Pop/Program/Chair Storage Room				9
Assignable Ice Users Storage				78
Blue & White Room				210
Blue & White Kitchen Area				9
Blue and White Storage Room				8
Blue and White Washrooms				20
Blues Hockey Change Rooms**			111	55
Therapy and Emergency Event Care Room			35	
Blues Hockey Coaches' Offices			36	
Assignable Ice Teams Change Rooms			156	162
Ice Officials' Change Rooms			32	0
Arena Media Gondola			28	
Administration Offices, incl. private toilet			36	51
Managers' Meeting Room			14	
Administrative Assistant Work Area			17	
Facilities & Programmes Reception/Waiting Area			9	
Student & Event Programme Area			8	9
Full-Time Coaches Offices			73	
Part-Time Coaches Workspace			20	
Facility Staff Offices			10	18
Community Programmes Office			2	17
Stadium Media Gondola	101			
Football Team Change Room**			189	
Football Team Taping Room**			28	
Football Coaches' Change Area			10	
Assignable Field and Track Teams Change & Taping Rms	260		130	
Student + Users Change Rooms			556	
Student + Users Family/Co-educational Change Room			19	
Students + Users Taping and First Aid Room			19	
Stadium Officials Change Rooms			36	
Scheduled Meeting/Seminar Rooms			100	
Programme Equipment Room			154	
Laundry Room			42	
Field & Facility Maintenance/Equipment Storage Room			30	
Food Concessions			73	38
Strength and Conditioning Area			752	
Strength and Conditioning Office			12	
Counselling and Assessment Room			12	
Exercise Room			200	
Exercise/Conditioning Centre Storage Room			42	
Academic Media Lab			36	
Child Minding/Babysitting			93	
Electronic Equipment Room			16	
<b>Total Nasm</b>	<b>361</b>	<b>0</b>	<b>3370</b>	<b>4,142</b>

\* outdoor and circulation spaces are not considered assignable space

\*\* intercollegiate team facilities are dedicated to the teams only during their respective playing seasons

## SCHEDULE

The following schedule outlines a best case scenario, phases 2, 3, & 4 contingent on all funding being in place.

May 2005	Planning & Budget Committee Approval; start of approvals
June 2005	Approval by Governing Council
June 2005	Appointment of Consultants; start of Phase 1A
April 2006	Commencement of Phases 1B, 1C, and 1D
<b>Fall 2006</b>	<b>Completion of Phase 1</b> ; Phases 2A and 2B, provided funds are in place
April 2007	Commencement of Phases 3 & 4, provided all funds are in place
Fall 2008	Completion of Varsity Centre for Physical Activity and Health

The architect selection process must begin immediately after Planning and Budget approval. A Request for Proposals will be posted immediately with short-listing of firms anticipated within two weeks following the posting. To maintain the proposed schedule showing completion of Phase 1 by Fall 2006, the consultants must be appointed by the end of June coinciding with Governing Council approval of the Project Planning Report.

## TRANSITION PLAN

The athletics programming on the existing field will have to be temporarily relocated during the period of construction. This relocation will be funded from the Faculty's operating budget. The detailed Transition Plan for phase 1 is included in Appendix "F". The Transition Plans for the future phases will be determined when the timing of these phases is known.

The existing Varsity Arena is expected to remain fully functional throughout all but the arena renovation phase of this project, except for short, well-planned periods of time when there is work occurring at the interface of the two buildings. The athletics programming in the arena will have to be relocated, however, for the duration of the arena renovation, either the ice-sports programming in winter or exams and camps in the summer. If the renovation work can be slated for summer and following the completion of the Wellness Building, the camps could be booked into this new facility. To accommodate the re-piping of the ice-pad that is scheduled to be done this summer (2005), alternative arrangements have been made for the exams to be held in the field house.

One week will be required to install the bubble at the beginning of winter and another week to deconstruct it in the spring. Once purchased, this will be done in November and April at a time that will be least disruptive to the athletics programmes that take place on the track and the field.

## **STAGING AREAS**

While it is not likely that the athletics activities will be able to continue on the new field and track throughout the construction period of the Wellness Building, care must be taken to ensure that these new outdoor facilities are protected from damage due to construction. It is critical that once the track and field are in place that they not be disturbed.

This already constrained site will become ever more so with the completion of Phases 1 and 2. Staging space for the construction of Phases 3 and 4 must be found at a nearby location, possibly immediately south of the arena. If this area is used, the arena servicing and fire access must be maintained for the duration. There is a small area where some construction materials may be able to be stored at the north end of the site past the grandstand, but this location is not without its own problems and will likely also be insufficient, so additional space must be found.

## **XI. RECOMMENDATIONS**

It is recommended to the Academic Board:

1. THAT the planning and construction of the Varsity Centre for Physical Activity and Health on Site 21, 299 Bloor Street West, as contained within this report, be approved in principle,
2. THAT the planned first phase of this multi-phased project for Varsity Centre be approved to allow for completion of the track and field plus immediate support facilities at a total project cost of \$16,368,000 from the following sources:
  - i) Contribution in the amount of \$14,000,000 to be acquired from a mortgage, amortized over twenty years, to be repaid from the operating budget of the University of Toronto, and
  - ii) Contribution in the amount of \$2,386,000 to be acquired from a mortgage, amortized over five years, to be repaid from the operating budget of the new facility, and
3. THAT all subsequent phases, consistent with established policy, will require formal approval by Governing Council and will require that the Project Planning Reports for each phase be reviewed by either the Planning and Budget Committee or the Accommodations and Facilities Directorate.