



University of Toronto

OFFICE OF THE VICE-PROVOST, SPACE AND FACILITIES PLANNING

FOR INFORMATION:

TO: Planning and Budget Committee

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning
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DATE: November 1, 2004 for November 10th, 2004.

AGENDA ITEM: 10

ITEM IDENTIFICATION:

Project Committee for the Varsity Stadium & Varsity Arena.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, section 5.A, the membership and terms of reference of Project Committees shall be reported to the Planning and Budget Committee.

BACKGROUND:

The University has anticipated development on the Varsity Site [site # 21 in the Campus Master Plan] since 1985, when it first began to review development opportunities on the St. George Campus. Zoning approval was given by the City in 1997; including allowance for a significant commercial component that could be placed at the north end of the site along the Bloor Street frontage.

In 2000, the University considered and rejected a proposal that would have had the exclusive use the north end of the site for commercial purposes in a land lease arrangement. The remaining south end of the site was to be developed by the University to become a track and field facility.

Thereafter, in 2000, the University explored using the Varsity site for new residence facilities, [a University goal because of rapidly increasing enrolment] and new and revitalized athletic facilities. The Bloor Devonshire Planning Study was developed outlining an overall plan for this sector of the Campus including student residences, commercial space and athletic facilities to be built in two phases, including a 5000 seat stadium. The planning directives from the Bloor Devonshire Report informed the work of the Project Committee addressing the Report on the Varsity Centre for Field and Ice Sports 2001.

The plan was endorsed by community groups and the City was favourably disposed to changes in the University's Master Plan and zoning necessary for implementation, which was anticipated to begin in

spring 2002 in order that the residences would be ready for the fall of 2004. The full completion of the multi phased project [estimated to cost \$155 million] was anticipated to be by the summer or 2005.

Funding was to be assembled from a variety of sources, including amortization of the residences, private benefaction, naming opportunities, the University, the City of Toronto, and a student referendum for the athletic facilities. The student referendum was held in March 2002 and was defeated.

In 2003, the University explored an option for partnership in the development of the Varsity Centre with Maple Leaf Sports and Entertainment. The facilities program given to the architects was for a smaller, less ambitious facility. Nevertheless, the business plan was not viable and again the project was unable to proceed.

Early in 2004, a proposal was brought forward from discussions with the Toronto Argonauts, in collaboration with Soccer Canada, for a new \$80 million 25,000 seat stadium that would have an athletic and special event focus, could also accommodate soccer and house the University athletics program.

Provincial Government support [\$8 million] for this project was forthcoming because of the potential *to have a positive impact on Sport Tourism and Sport Event Hosting, giving Toronto and Ontario the opportunity to host international sport events* and was contingent upon the success of the Canadian Soccer Association bid to host the FIFA Men's U-20 Worlds Championships in 2007. The Federal Government also committed \$27 million in support of this initiative. The proposed facility was to be managed and operated by the Argonauts with the University paying annual rent from the operating budget of the Faculty of Physical Education and Health. Debt costs were to be paid by the Argos from revenues of operation over a period of 35 years. The University was to retain ownership of land and buildings and approve naming, leases and advertising for the facility. Considerable planning studies were undertaken during May through to September, 2004 in a serious attempt to identify the precise 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 as developed with the Toronto Argonauts, Soccer Canada and supported by the Provincial & Federal Governments.

Varsity Stadium & Arena.

The space program identified in the Report on the Varsity Centre for Field and Ice Sports 2001 [December 2001] forms the base requirements for the University. The work of the current project planning committee will be to prepare a revised plan for the Varsity site to include the 8 lane, international standard track, the regulation football & soccer field, 5000 spectator seats, change-room and related facilities in support of the athletics program plus the renovation of the Arena. What is required is a master plan of these requirements with a clear understanding of the projected costs and whether the project can be completed as a single entity or preferably phased-in as funds become available. The utilization of the facilities should also be clarified and the extent to which outside activities accommodated should be clarified.

The Project Planning Committee will also identify all other secondary costs to ensure that the facilities will service both the arena and stadium development, including infrastructure. The Faculty of Physical Education and Health will be responsible for the portion of consulting fees associated with the planning study as it relates to the Arena. The results of the planning study must be available to be included in the master plan of the Varsity Centre Project Planning Report. The terms of reference that follow therefore include reference to the study for Varsity Arena.

The Faculty of Physical Education and Health has indicated that the renovations of Varsity Arena will be their major fundraising priority, upon completion of the stadium. Once funded and implemented, the project will complete the redevelopment of Varsity Centre.

PREVIOUS COMMITTEE MEMBERSHIP:

Professor Bruce Kidd, Dean, Faculty of Physical Education and Health
Ms. Elizabeth Sisam, Director, Campus and Facilities Planning
Ms. Susan Addario, Director, Student Affairs
Mr. Flemming Galberg, Director, Property Management, Design & Construction, Facilities & Services
Mr. Willard L'Heureux, Co-chair, Project Blue
Ms. Liz Hoffman, Assistant Dean, Programs, Faculty of Physical Education and Health
Ms. Michol Hoffman, Graduate Student
Professor Gretchen Kerr, Associate Dean, Undergraduate Education, Faculty of Physical Education and Health
Mr. Peter Lewis, Massey College
Mr. Andy Macdonald, Manager, Arena/Stadium/Fields, Faculty of Physical Education and Health
Mr. Christopher Allsop, Interim President, Students' Administrative Council 2001-2002 [previously Matt Lenner and Chris Ramsaroop represented SAC on this Committee]
Darren Levstek, Co-Chair, Council on Athletics and Recreation, Faculty of Physical Education and Health, 2001-2002
Professor Ann Zimmerman, Environmental Protection Advisory Committee
Ms. Shirley Roll, (Secretary), Facilities Planner, Campus and Facilities Planning
Ms. Mary Ann Pilskalnietis, Special Assistant to the Dean, Faculty of Physical Education and Health [joined the Committee in August, 2000; previously Paul Carson served as the Dean's Assistant on this Committee]

REVISED COMMITTEE MEMBERSHIP FOR 2004:

Professor Bruce Kidd, (Co-Chair), Dean, Faculty of Physical Education and Health
Ms. Elizabeth Sisam, (Co-Chair), Director, Campus and Facilities Planning
Ms. Susan Addario, Director, Student Affairs
Ms. Liz Hoffman, Assistant Dean, Programs, Faculty of Physical Education and Health
Mr. Andy Macdonald, Manager, Arena/Stadium/Fields, Faculty of Physical Education and Health
Mr. John Fraser, Master, Massey College.
Ms. Shirley Roll, (Secretary), Facilities Planner, Campus and Facilities Planning
Mr. John Bisanti, Chief, Capital Projects
Ms Sarah Lipton, Student Representative
Ms Natalie Slomka, President of the PHE Undergraduate Association.
Mr. Russell Fields, Student Representative
Mr. Howard Tam, Vice-President, Student's Administrative Council
Mr. Ron Swail, Acting Assistant Vice President, Facilities and Services
Mr. George Phelps, Capital Projects.
Mr. Julian Binks, Capital Projects

This membership of the Project Planning Committee was tabled for information at the September, 2004 meeting of the Planning and Budget Committee. This membership has not changed, however the Terms of Reference have been adjusted to reflect the new requirements for the site.

TERMS OF REFERENCE:

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

1. Identify those elements of the 2001 space program and the functional layout for a new Varsity Stadium that will be used for University purposes.
2. Identify the space program and functional layout for a renovated Varsity Arena, accommodating all of the program elements identified in the 2001 space program. 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 program, 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 programs 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.