



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

CONTACT INFO: 416-978-5515; ron.venter@utoronto.ca

DATE: November 4, 2004 for November 10th, 2004

AGENDA ITEM: 8

ITEM IDENTIFICATION:

Project Planning Committee to address the deficiencies and functionality of facilities at 252 Bloor Street West for the Ontario Institute for Studies in Education [OISE]

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:

252 Bloor Street West is the home of the Ontario Institute for Studies in Education of the University of Toronto. The building, while attractive and functional in many ways has numerous deficiencies stemming from the original design of the building and aggravated by inadequate and poor regularized maintenance over the years.

Today, the elevators are in a state of disrepair, the air quality in various parts of the building is suspect, the use of the building in terms of allowed occupancy is severely limited, and the main lecture hall is subject to subway noise and vibration as trains pass underground in close proximity. In short there are numerous problems that require urgent attention to restore the functionality and operational of the building to useful norms.

It is important to identify improvements that can be made to the building fabric that will address building code and functionality to better accommodate high traffic flows and increase efficiency of use. The work anticipated for 252 Bloor Street will also address security issues for both building access and access to the underground parking garage.

The Project Planning Committee will determine the space required by OISE/UT to address its academic plan at all sites. The Committee will review the User's Committee Report for the Education

Commons (previously approved) and consider its recommendations in light of the initiatives set out in the academic plan. This review will, however, exclude the space requirements of the University of Toronto Schools and the Institute for Child Study.

The building renovation will address not only the functional requirements related to current activities at OISE/UT, but will also consider a number of issues as identified in the terms of reference that are critical to the growth and development of the Faculty over the next decade.

PROPOSED COMMITTEE MEMBERSHIP:

Glen Jones (Co-chair)	Associate Dean Academic
Michael Low (Co-chair)	Chief Administrative Officer
Denise Makovac - Badali	Research Manager, Dean's Office
Janet Astington	Chair, Human Development and Applied Psychology
Bob Cook	Chief Information Officer
Cheryl Zimmerman	Business Officer, Sociology and Equity Studies
Elizabeth Sisam	Director, Campus and Facilities Planning.
Ron Swail	Interim Assistant V-P, Facilities and Services
Julian Binks	Manager, Project Planning, Capital Projects.
Steve Bailey	Director, Office of Space Management
Bruce Dodds	Director, Utilities, University of Toronto
Bonnie Slade	OISE Student representative
Michael Anthony	OISE Student representative

TERMS OF REFERENCE:

1. Provide a historical overview of the facility [252 Bloor Street West] that identifies its architectural importance and explores a sensitive direction for future renovations.
2. Make recommendations about a detailed space plan that accommodates the academic requirements of OISE/UT at 252 Bloor Street West.
3. Make recommendations about improving the visibility of OISE/UT on Bloor Street and the creation a more active ground floor level through the possible addition of retail space, including an educational bookstore that is compatible with the OISE mandate.
4. Make recommendations on the reorganization of a variety of under-utilized spaces throughout the building to provide the necessary teaching, meeting and office environments; the conviviality of social and meeting spaces within the building for both students and faculty should also be addressed.
5. Establish priorities for the implementation of the overall plan that is recommended.
6. Identify all deferred maintenance issues within the building, specifically, the elevators, heating, cooling, airflow, security and electronic data access plus the condition of the infrastructure including issues of accessibility and asbestos, taking note of other users in the building that would benefit from these improvements.
7. Identify the operating costs of the building as related to future projects should the proposed plan proceed in phases.
8. Identify the teaching programs undertaken in the building and determine the space requirements required to support those academic programs. Review, in particular the special requirements of the practicum teaching blocks and consider ways in which

increased utilization of classrooms might be achieved through partnerships with other user groups.

9. Review the library activities and the previously proposed Education Commons.
10. Determine and functional layout for the space program that is proposed.
11. Identify the capital cost of all upgrades, data and communications requirements and the cost of all equipment and furnishings for the Faculty.
12. Identify all security and safety and way-finding requirements and their related costs.
13. Identify any operational or maintenance issues that could impact the efficient operation of the building.
14. Identify all proposed sources of funding.
15. Report by April 30th, 2005.