



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 23rd, 2004 for December 7th, 2004.

AGENDA ITEM: 12

ITEM IDENTIFICATION:

King's College Precinct, Phase II and the renovation of Convocation Hall

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:

There are two interrelated projects to be addressed, namely Phase II of the King's College Road Precinct and the renovation of Convocation Hall to coincide with the 100 year anniversary of its opening in 2006/07. These projects are both seen as initiatives that will (a.) enhance the student experience, a top priority of our academic plan *Stepping UP*, (b.) create venues that will further enhance outreach to the broader community, and (c.) improve accessibility.

The background to each of the projects is provided.

A. King's College Precinct:

Several years ago after considerable consultation, the University approved a conceptual plan for the revitalization of King's College Circle and King's College Road. During the past three years the initial phase of the King's College Road precinct was successfully completed. This phase, identified as Phase 1, included the Nona MacDonald and Sir Daniel Wilson Walkways, the Alumni Gates at College Street and King's College Road and King's College Road running south from Convocation Hall.

The revitalization of St. George Street has initiated the greening of the campus and the Nona MacDonald & Sir Daniel Wilson Walkways that now attractively link the east side of St. George Street to the King's College Circle and Road precinct have extended the University precinct to within the public realm.

It is timely to now define the second and third phases of the King's College Circle/Road project which should adhere to the broad original concepts of the approved concept for the campus. The original plan called for a re-configuration of the full King's College Circle, the entrances to each of the major buildings on the external periphery of the circle, Convocation Hall, the Medical Sciences Building, Sir Sigmund Samuel Library, University College, Prichard House and Knox College. In addition, the plan included the removal of traffic on the Circle, creation of a piazza contiguous to Convocation Hall and improvements of Galbraith Road. The key features of the original plan are summarized below:

- i. rounding of the front campus circle into a perfect circle as distinct from the irregular circle that presently exists requiring the removal of most trees from the circle.
- ii. leveling the field such that the south end would be equal to the elevation of the north end. This would require a retaining wall, approximately one metre high at the south end of the circle and would partially obscure the view of University College from the Alumni Gates.
- iii. creation of a piazza at the north end of King's College Road, immediately south of the circle, that flanks the entrance to Simcoe Hall entrance and Convocation Hall.
- iv. improvements to Galbraith Road
- v. removal of all parking on the circle.
- vi. New forecourt entries for all buildings on the external periphery of the circle i.e. UC, Medical Science Building, Prichard House, Knox College, Simcoe Hall, Sigmund Samuel Library, etc

Scope of PHASE II and PHASE III of the King's College Road Precinct.

Funding for the completion of the King's College Road Precinct project is required. The remaining scope of the project must be re-defined to create two phases that will allow the University to proceed when funds are available. The completion of each phase must provide an interim environment that will facilitate the University requirements, as the implementation of each of the phases is dependent upon funding.

Irrespective of the phase, the material palette as defined by Phase I, must be maintained throughout the project.

General Scope of Phase II: The key features, proposed for Phase II are summarized below, but a review of these items is appropriate for the Committee to consider:

- i. Maintain as much of the existing circle as possible, but marginally change the shape of the circle in the area of Simcoe Hall and the Medical Sciences Building to increase the entrance areas at these two buildings.
- ii. Maintain the level of the playing field.
- iii. Partially remove parking from the circle to minimize the loss of revenues.
- iv. Direct the focus of the Phase II project to the piazza area extending from the completed area of Phase I King's College Road, to the small garden on the south side of Convocation Hall and wrapping around Convocation Hall to the Nona MacDonald Walkway. The work should also extend east wrapping around the south side of the circle, but not include the entrance to the Medical Sciences Building.
- v. Restrict vehicular traffic, eliminating cross-over traffic on the area the piazza. Maintain emergency and University service vehicles.
- vi. Address the need for accessibility to Convocation Hall.

Scope of Phase III: The key features proposed for Phase III are summarized below:

- i. Edge the circle.
- ii. Eliminate the remainder of all parking from the circle.

- iii. Complete the King's College Circle roadway (excluding the Piazza completed in Phase II). Review the road width required for vehicular traffic planned for the front campus.
- iv. Identify the requirements for each building entrance and forecourt around the periphery of the circle. The plans of each entrance should address the needs of the building occupants while maintaining a material palette consistent with the project.

B. Convocation Hall

Convocation Hall was opened in 1906 and has served the University extremely well. As the University has grown over the past century, the range of activities accommodated in Convocation Hall has increased significantly. Most notable is the fact that the Hall is today used to accommodate many of the very large class offerings within the Faculty of Arts & Science. Based on time usage Convocation Hall is today predominantly used as a classroom with large screen projection capabilities. The multi-use nature of this major facility has both advantages and disadvantages. Class schedules require that the Hall is often simply not available for other major events which should be held at Convocation Hall. While schedules can be partially accommodated with long term planning, and essentially have been, the interior fabric and ambiance required for the breadth of anticipated activities is not easy to accommodate. The Hall interior is required to be robust and functional requiring minimal maintenance for classroom activity but to revert to an elegant and charming environment to host convocations, concerts and presentations by the many international and national artists and visitors to our campus.

On the early beginnings of Convocation Hall Professor Marty Friedland writes "*The Alumni Association had further success in the promotion of the construction of the present Convocation Hall. The initial plan was to raise \$25,000 from the alumni to build a hall in memory of those who had fallen in the Fenian raids and in the Boer War, but the plans kept expanding. If the alumni could raise \$50,000, the government agreed to contribute another \$50,000. The sum was raised - Goldwin Smith of the Grange gave the final \$5,000 - and the cornerstone of the present Convocation Hall was laid in June 1904. The Building designed by Darling and Pearson, who had just completed the magnificent residence for the businessman Joseph Flavelle in Queen's Park, now the Faculty of Law, was modeled on the Sorbonne theatre in Paris and was intended to seat 2000 people. It would require two years and further government support, before the Hall could be completed.*"¹

The intent is to renovate the now air-conditioned Convocation Hall to commemorate its first 100 years. This will require renovation of the skylight, painting of the Hall and the restoration of the interior millwork. The seating too should be restored and maintained in its traditional appearance. The lighting in the rotunda should be upgraded and improved and consideration given to the establishment of a Donor Wall within the rotunda to recognize all major donations to the University of Toronto. Accessibility into Convocation Hall from the new planned piazza as well as access on to the stage must also be addressed in the renovation plans.

COMMITTEE MEMBERSHIP FOR 2004:

Ms. Elizabeth Sisam	[Co-Chair], Director, Campus and Facilities Planning
Prof. George Baird	[Co-Chair], Dean, FALD
Ms. Joan Leishman	Director, Gerstein Science Information Centre
Mr. Louis Charpentier	Secretary, Governing Council
Professor Peter Lewis	Vice Dean, Research, Faculty of Medicine
Professor Paul Perron	Principal, University College

¹ Friedland, Martin L., *The University of Toronto: A History*, Toronto: University of Toronto Press, 2002, pp. 194-196.

Professor Dorcas Gordon	Principal, Knox College
Ms. Rivi Frankle	Assistant Vice-President, University Advancement
*Ms. Jacqueline Raauflaub	Senior Development Officer, University Advancement
Mr. Steven Bailey	Director, Office of Space Management
Mr. John Bisanti	Chief Capital Projects Officer
Ms. Anne Macdonald	Director, Ancillary Services
Mr. Ron Swail	Acting Assistant Vice President, Facilities and Services
Mr. Gary Nower	Director Building Services and Grounds
Mr. Julian Binks	Capital Projects
Mr. Howard Tam	Vice-President, SAC
TBA	Graduate Student

* alternate for Ms. Rivi Frankle

During the on-going deliberations of the Project Planning Committee, it is anticipated that the Committee will extend invitations to 'noted experts in the field' to participate in selected meetings to fully address the terms of reference.

TERMS OF REFERENCE:

1. Assess the current status of the King's College Precinct project and define the scope and requirements of both Phases II and III with improvements as appropriate to minimize the cost and to improve the functionality of the space during as well as between Phases.
2. Report on the impact of the parking revenues lost as a result of the reduced parking on the circle as well as alternate parking locations in the context of the University Parking requirements and policy restrictions.
3. Assess the current status of Convocation Hall project and define the scope and requirements with improvements as appropriate to improve the functionality and accessibility of the space.
4. Identify the complete capital cost of the project as well as the separate costs of the Convocation Hall renovation and the King's College Precinct Phase II projects.
5. Recommend on the preferred phasing of the project given the possibility that full funding for the project might not be achievable in the near term.
6. Identify all maintenance and related grounds issues related to the project.
7. Identify all proposed sources of funding.
8. Report by March, 2005.