

I. Membership

| | |
|-----------------------------|---|
| Ms. Elizabeth Sisam (Chair) | Assistant Vice-President, Campus and Facilities Planning |
| Shuaib Ally | President, Muslim Students' Association |
| Andrea Armborst | Vice-President, Internal and Services, University of Toronto Student Union |
| Mr. Steve Bailey | Director, Office of Space Management |
| Mr. Ashwin Balamohan | Vice-President, University Affairs, University of Toronto Students' Union |
| Mr. David Bateman | Graduate Students Union |
| Mr. Julian Binks | Capital Projects |
| Mr. Brian Burchell | Manager, CIUT Radio |
| Ms. Kelley Castle | Dean of Students, Trinity College |
| Ms. Kayley Collum | President, Victoria University Students' Administrative Council |
| Ms. Monica Contreras | Assistant Dean and Director, Faculty of Arts and Science |
| Mr. Jim Delaney | Associate Director & Senior Policy Advisor, Student Affairs |
| Professor Greg Evans | Faculty of Applied Science & Engineering |
| Professor David Farrar | Vice-Provost, Students |
| Ms. Deanne Fisher | Student Life Professionals |
| Ms. Jen Hassum | President, University of Toronto Students' Union |
| Mr. Mike Kranz | Engineering Society |
| Mr. Glenn Loney | Assistant Dean/Faculty Registrar and Secretary, Faculty of Arts and Science |
| Ms. Laney Marshall | Director of Programmes, Hart House |
| Professor Janet Paterson | Principal, Innis College |
| Ms. Emily Shelton | Vice-President External, University of Toronto Students' Union |
| Ms. Cheryl Shook | Registrar, Woodsworth College |
| Mr. Ron Swail | AVP, Facilities and Services |
| Professor Berry Smith | Vice-Dean, School of Graduate Studies |
| Dina Sulaiman | Committee to Allocate Student Activity Space |
| Estefania Toledo | Student Governor |
| Mr. Ben Yang | Director, International Student Centre |

The Association of Part-time Undergraduate Students (APUS) was invited to have representation on the committee.

II. Terms of Reference

1. Determine the space programme for a "Student Commons" on the St. George Campus including:
 - a) A large node of student activity space including but not limited to, reception, event and social spaces, meeting space, food services as well as office and other space required for one or more anchor tenants.
 - b) Academic space such as classrooms.
 - c) Space for services and other organizations.

2. Demonstrate that the proposed space programmes take into account the Council of Ontario Universities' and the University's own space standards.
3. Determine a functional layout of the space required.
4. Identify any secondary effects to the building project and related resource implications of these effects.
5. Identify all equipment and moveable furnishings necessary to the project and their related costs.
6. Provide a total project cost for the Student Commons.
7. Identify all resource implications of the proposal including a site for the Student Commons.
8. Identify the sources of funding for the project.
9. Report by January, 2007

III. Background and Overview

At the University of Toronto's St. George Campus numerous excellent nodes of student activity space exist to enhance the student experience. The multi-nodal model is considered a progressive approach for large campuses as they recognize the unique nature of those campuses and the diverse nature of their many student communities.

On the St. George Campus these nodes range in size from the large, Hart House, to the medium, the International Student Centre, and to the many smaller lounges and niches all over the campus. In the summer of 2005 a Committee was established to review the current University approach to student activity space and the extent to which this multi-nodal approach continues to serve the needs of the students on the campus. The Committee was charged with articulating the extent to which a need for an additional large node of student activity space might be required on campus to serve space demands which are now not being addressed.

In the September 2005 Final Report of the Committee to Review Student Activity Space on the St. George Campus, the Committee suggested the development of a new large node of student activity space and recommended that the University establish a Project Planning Committee to begin the formal planning process, in collaboration with student unions and other key stakeholders. The Final Report of the Committee is available at <http://www.utoronto.ca/govcncl/bac/details/ua/2006-07/uaa20060926-07iii.pdf> and the Provost's administrative response to the Committee's report is available at <http://www.utoronto.ca/govcncl/bac/details/ua/2006-07/uaa20060926-07ii.pdf>.

The Student Commons Project Planning Committee, established in October, 2006, has met on numerous occasions and is now submitting an interim report, identifying a proposed site, space program and possible project cost.

There have been requests and discussions from students for increased student activity space and a student centre for decades. In the early 1970's, enterprising students from

the Faculty of Architecture undertook a study to determine the best location for a student centre. The outcome of the study that became the “Campus as a Campus Centre” document was that no one single location could be located to meet the needs of the student population.

In May 1999, through a Task Force on Student Activity Space,¹ and later in September, 2006, through the Committee to Review Student Activity Space on the St. George Campus, the multimodal approach was confirmed. The 2006 Committee specifically outlined the types of space that should be included in a new large node.

The Project Planning Committee toured the newly constructed Ryerson Student Centre and had the benefit of a presentation by the President of SAC, Jen Hassum, of student space and student centres at other universities.

The University of Toronto Students Union (formerly SAC) has stated that they do not want a “student centre” because of the proliferation of student centres of activity throughout the campus. Rather, they seek to create a Student Commons and to add another space for students to find community.

After considerable discussion, the Committee prepared the following space program for the proposed student commons. It can best be described as space to meet with friends, study, host conferences, show films, enjoy healthy and affordable food, and find out about events and activities on the St. George Campus. It is to be a place for students in-between classes and afterwards so that they can get involved with others and with campus events.

IV. Proposed Space Program

The space program below identifies approximately 3283 nasm, with some elements of the space program yet to be determined.

Student Commons - Space Program

| | <u>nasm</u> |
|---|-------------|
| Atrium/lobby | 300 |
| - sales at counter for TTC passes (5 PT) 5@4 nasm | 20 |
| - general inquiry & services (1 FTE) | 10 |
| - offices/storage: administrative staff; TTC 2@13 nasm | 26 |
| - mail cubbies (managed by staff) | 5 |
| Lounge for events and movies – also to be used as study space – equal to Sidney Smith wrap around x2) | 650 |
| Food court (similar to UTSC) (4 concessions (200nasm) & dining area (200nasm) | 400 |
| General Meeting Rooms | |

¹ See <<http://www.sa.utoronto.ca/documents/spacetaskforce/>>

| | |
|---|-----|
| - 4 - 20-seat capacity 4@40 | 160 |
| - 2 - 50-seat capacity 2@100 | 200 |
| - meeting rooms, 20-seat capacity 2@40 nasm (adjacent to offices) | 80 |
| Meeting room currently under offices | |
| Prayer Room, including washing facilities, capacity 25 | 100 |
| Multipurpose space | 300 |

nasm**Levy Group space:**

| | |
|---|----|
| - Sex Ed Centre | 26 |
| - small meeting room | 8 |
| OPIRG | 26 |
| Women's Centre | 26 |
| - small meeting room | 8 |
| Access Centre | 26 |
| UTERN | 26 |
| Legal aid – no space required | |
| Cinema Studies Free Friday Films – no space required | |
| Radical Roots student operated kitchen/servery/storage (adjacent to one of the lounges) | 40 |

Campus Clubs

| | |
|--|------------------|
| - to be assigned annually 25@13 nasm | 325 |
| - storage units each 1m x 1m stacked & lockable (30) | 30 |
| - clubs room | 30 |
| APUS | TBD ³ |

Other Groups

| | |
|---|------------------|
| Bikechain | 26 |
| Foodbank | 26 |
| LGBT Out | 26 |
| - small consulting room | 8 |
| newspapers (Varsity and/or The Newspaper) | TBD ³ |
| CIUT | TBD ³ |

U.T.S.U. Offices

| | |
|---|-----|
| Space for Executive (6 FTE) and Full-time staff (7 FTE) and work space for Directors/Volunteers (13 offices @ 13 nasm) | 169 |
| Servery | 15 |
| - 6 computer stations | 24 |
| - storage | 26 |

Other Services and Areas

| | |
|--|------------------|
| Copy services (4 copiers, counter & storage) | 30 |
| Book exchange | TBD ³ |
| Rehearsal space | TBD ³ |
| Construction workshop | 26 |
| Storage/gowns | 20 |
| Storage for chairs & tables | 25 |
| Lockers 100 total | 20 |
| Accessible washrooms | 20 |

Subtotal NASM

3283

Notes:

1. Possibly include any other space required for Student Services or Satellite Health Service
2. Security essential for 24-hour use of areas of the building.
3. Required space for these activities to be determined

In late March, UTSU posted a discussion paper (Appendix A) outlining the Student Space and Student Commons proposal. The paper provided an overview of discussions, the process, and posed a number of questions that were debated at a follow-up Town Hall forum. The response, both at the Town Hall forum and on-line indicated student support for the proposed facility and its space program.

V. Campus Planning

The University of Toronto operates under a philosophy that student activity space is available in many nodes throughout the St. George Campus. This approach was adopted as a result of the 1999 Task Force on Student Activity Space. In an effort to address recurring questions with regard to the need for an all-encompassing facility that might address a variety of needs, the Task Force recommended that a multiple 'node' model is the best suited for providing student activity space and explicitly abandoned the notion of a new student centre. The 2006 Committee to Review Student Activity Space reaffirmed this philosophy.

The Students' Administrative Council (SAC) also historically rejected the idea of a single student centre, stating in 1971 that "all of the efforts which would have been aimed at getting a campus centre or campus centres erected should be oriented instead at making the campuses pleasurable, gratifying, comfortable and instructive environments".

The multi-nodal modal is considered a progressive approach for large campuses. On the St. George Campus there are many excellent nodes already in existence – each varying in its focus and how it serves students.

In this context, the Student Commons would be one additional large node of student activity space.

Five sites (numbers 6, 9a, 10, 11 and 12) were examined as possible locations for the Student Commons. Sites 6 and 9a were discarded because they were not available for immediate development and because of significant costs associated with secondary effects and construction. Of these sites, two were found to be the most desirable – Site 11, 97 St. George Street, and Site 12, 100 Devonshire. Site 10, the Simcoe Hall parking lot, was also attractive because of its location. The Project Planning Committee had many in depth discussions concerning site selection and was split in its opinion. Student representatives on the Committee felt strongly that easy access to transit lines at the north end of the campus was essential for commuting students and proximity to the new athletic facilities including opportunities for co-location would be of benefit.

| Site Review | 10 47-55 St. George St. | 11 91-97 St. George St. | 12 100 Devonshire |
|----------------|----------------------------|----------------------------|----------------------|
| Capacity (gsm) | 10,500 | 6,800 | 32,000 |

Secondary Effects

Interim Project Planning Report for a Student Commons on the St. George Campus
May 4, 2007
39149

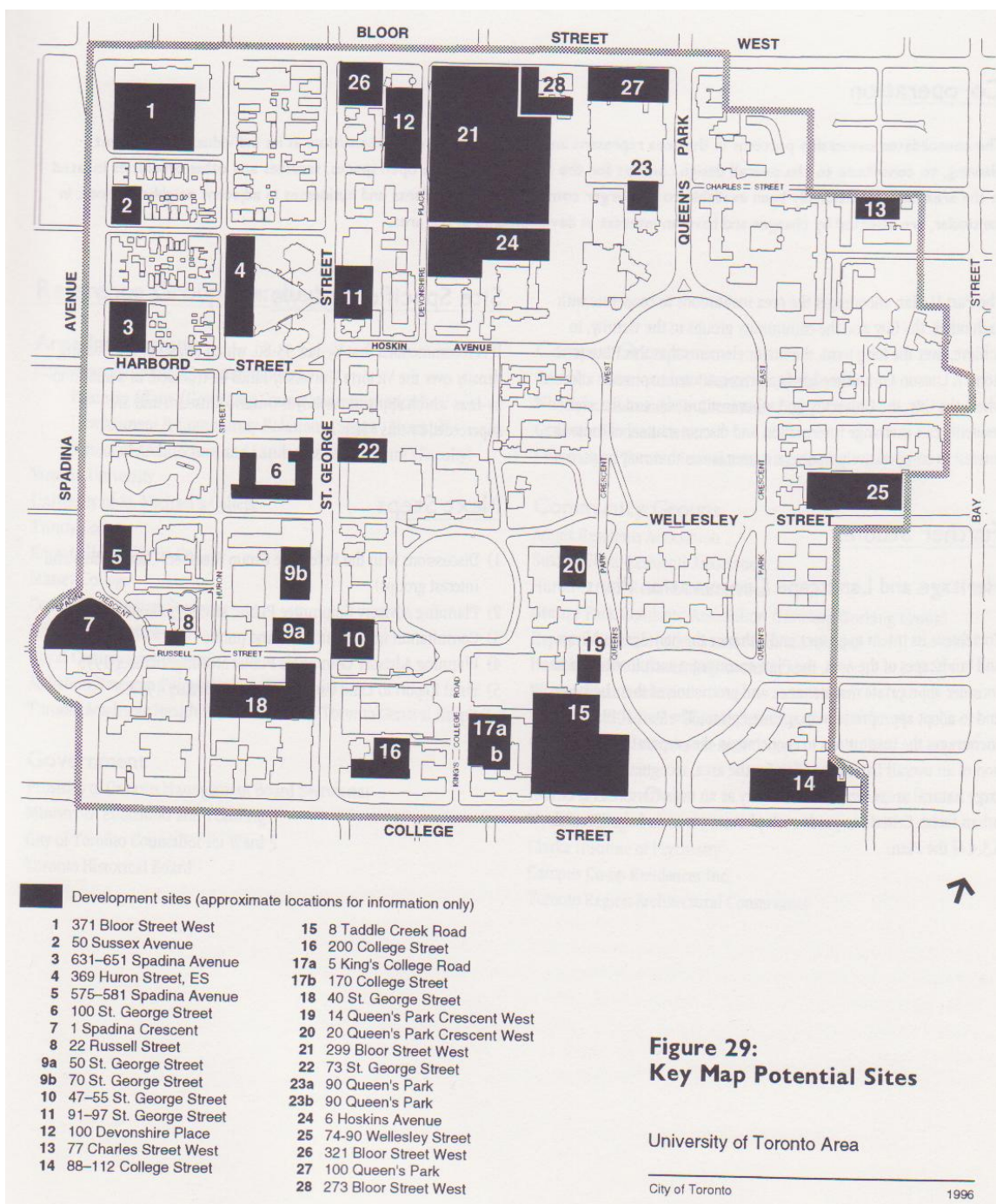
| | | | |
|----------------------------|--|----------------------------------|---|
| - parking - relocations | 100 spaces Transitional Year Program | 42 spaces CIUT | 52 spaces APUS (temporary allocation at south end of site) |
| Adjacent Activities | St. George Street | Robarts St. George Street | Varsity Centre |
| Proximity to Transit | | | |
| -subway | | X | X |
| -streetcar | X | | |
| -bus | | X | |
| Commitments | | assigned for Rotman expansion | possible location with Varsity Centre components |

Professor Bruce Kidd, Dean of the Faculty of Physical Education and Health provided a detailed overview of the activities planned for the newly constructed Varsity Centre track and field and for the components now being planned. Members recognized that while activity seemed intermittent in the first few months of operation, the patterns of use were about to change. A detailed report from Dean Kidd is included as Appendix B summarizing these activities. The Project Planning Committee for the remaining components of Varsity Centre have recommended that the balance of the facilities be located on the remaining portion of Site 12.

In the context that the Student Commons would be only one of many nodes of student activity space on the St. George Campus, the committee concluded that no matter what site was selected, there would be a need to be a degree of customization in order to maximize the benefits of the site. No one site will meet all of the various student activity space needs identified by the Committee to Review Student Activity Space on the St. George Campus. The Student Commons space program outlined herein will go a long way towards meeting a sub-set of needs that, in particular, are among the priorities articulated by the University of Toronto Students' Union. However, additional facilities and nodes of student activity space will continue to be required.

The Project Planning Committee for the Student Commons reviewed the benefits of Site 12 and those in attendance agreed that Site 12 was the preferred location for the Student Commons and have recommended Site 12 as the site for this node of student activity space.

The added benefit of Site 12 would be to take advantage of the commonalities of both space programs to complement the overall plan of the facility.



Environmental Considerations

The Committee has expressed a commitment to addressing environmental concerns and wishes to work with the Sustainability Office to ensure that a green approach is implemented in design, construction and ongoing operations. LEED certification of the proposed facility has been discussed and is desirable.

Accessibility and Personal Safety

The building is planned to be fully accessible complying with the University Design Standards. A universal design consultant will be retained to provide oversight with this aspect of planning. Attention should be paid to personal safety when designing space in and around the new facility.

Secondary Effects

Space that is vacated will be reviewed for re-assignment for other purposes. The Committee noted that even with the construction of a Student Commons, there continues to be a need for additional student activity space on the St. George Campus. Accordingly, any space vacated should continue to be assigned for purposes related to student activities. The offices of UTSU, occupying the Stewart Observatory on Hart House Circle will be re-assigned for other University use. The final report will recommend the proposed space allocations for consideration.

Governance

There are on-going discussions with the Office of Student Affairs regarding a management agreement, or governance of the proposed facility. The site visit to Ryerson included a short information session on the planning and operations of their new facility. The Committee discussed the models for governance for Hart House and UTSC Student Centre. The UTSC model is being considered. The Committee briefly discussed third party governance of the proposed student commons facility and agreed not to pursue this option. Both students and administrators recommended that a governance model be agreed upon with the plan for management and operation of the facility clearly defined before final approval of the project planning report.

VI. Resource Implications

The Total Project Cost includes the cost of construction and all attendant costs to the project- taxes, contingencies, permits, insurance, professional fees, furnishings, equipment, telephones, data, moving, security, signage and project finance costs.

The form and final program for the building and how it relates to the existing and proposed buildings on site 12 are yet to be determined and these will have an impact on the final estimated total project cost, as will such things as furnishings and equipment, and the finishes & outer cladding of the building. The assumption at present is that this building is not stand-alone, but shares some infrastructure and common facilities with the Centre for High Performance Sport.

Assuming a program in the 3,283– 3,783 NASM range translates to a building in the 5,900 to 7,566 GSM range. (Using a grossing factor range of 1.8 - 2.0), then at a budget allowance for a TPC in the \$4,250 to \$4,750 range, the possible range for the total project cost could be expected to fall into the range of \$25M to \$36M with a midpoint at around \$30M. This assumes a lump sum type of tender around October 2008. Escalation at 7% p.a. should be assumed for a tender past this date.

The project cost can be better assessed when more details of the proposed building are known.

Looking at the operating costs of a selection of peer buildings, it can be expected that the operating costs for the student commons will fall into the \$90-\$100 per GSM range in 2007 dollars. Since the overall size of the proposed building is not finally established at this point, but likely to be within the 5,900-7,600 gsm range, a forecast of operating costs will be in the \$530,000 to \$760,000 range with the mid-point at \$645,000 per annum.

The UTSU Discussion Paper stated that students would be expected to contribute to the costs of the Student Commons in the form of a levy, which would be proposed through a referendum. Accordingly, the UTSU is planning to hold a referendum in the fall of 2007 in order to seek consent for a levy to fund part of the capital costs of the Student Commons. This levy (along with the University's match described below) will cover the capital costs associated with the project. It is recognized that the occupancy costs for the facility once the facility is open, will be outside of the University's operating budget.

The University will secure a source of funding in order to commit fifty cents for each dollar raised through the levy as has been done for student centres at the UTM and UTSC campuses.

Since the proposed levy will be a major component of the capital funding for the project, and because it would be charged under the auspices of the UTSU, a memorandum of agreement between the UTSU and the University will be finalized prior to the referendum which will set out expectations with respect to:

- governance of the facility;
- the funding of capital costs through the levy and the matching funds offered by the administration;
- funding of the occupancy costs of the facility; and
- any other considerations deemed important to address in a preliminary manner.

Agreement between the University and UTSU on these matters is essential prior to seeking students' support for a levy.

The final report of the Project Planning Committee will detail the space program, identify a total project cost estimate and funding sources for the new facility.

VII. Recommendations

The Project Planning Committee for the Student Commons on the St. George Campus recommends:

1. That site 12 be assigned for the Student Commons Project, co-locating activities with Varsity Centre for High Performance Sport.
2. That deliberations and consultations continue to finalize recommendations required for the final report that include the space program, capital project cost, operating costs, funding and governance of the proposed facility for consideration.

Appendices:

- A. Discussion Paper – Student Space and Student Commons Proposal
- B. Centre for High Performance Sport
- C. Environmental Checklist

Appendix A

University of Toronto Students' Union (U.T.S.U.)

Local 98, Canadian Federation of Students
12 Hart House Circle, M5S 3J9
Tel: 416-978-4911 Fax: 416-978-9032

Discussion Paper - Student Space and Student Commons Proposal

TO: Members of the University of Toronto Students' Union (formerly SAC), 2006-2007

FROM: Jen Hassum, Chairperson: jen@sac.utoronto.ca

DATE: Monday, March 19 2007

ITEM IDENTIFICATION: Discussion Paper - Student Space and the Student Commons Proposal

BACKGROUND

The St. George campus has many different centres of student activity. To name a few, Hart House, College and Faculty Councils, the new Multifaith Centre, the International Student Centre and the Athletic Centre. But with 41 000 undergraduate and professional faculty students there are still needs that are not being met. Building community. Student space. Study Space. Club Space. Rehearsal Space. Cheaper, Healthier, Diverse Food Options. These are some of the primary student concerns we hear again and again.

The University of Toronto Students' Union (formerly SAC), is working with the University Administration to propose constructing a new, student-operated building that can address what is missing from our university experience. To be clear, we do not want a 'student centre', we already have many 'student centres' of activity. That is why we have tentatively named the 'Student Commons,' not a student centre. Further, we do not want to recreate or compete with existing spaces. What we want is to address the needs of students that are not being met and add another space for students to find community, get involved, meet with friends, study, crash between classes, host conferences, show films, grab some healthy food, use money saving services, rehearse for events, or to find out what is going on at the St. George campus.

This discussion paper is meant to provide you with information about where the process is currently at, research conducted, draft information that the Project Planning Committee is considering, and, most importantly, act as a means to get your feedback!

PROCESS

These concerns over the lack of student space at the St. George campus date back decades. In spring 2005, SAC ran a plebiscite on whether students would be willing to pay forty-five dollars (\$45) for a new, student-operated building. Of the thousands of students who voted, 57% supported the funding the construction of this building.¹

In response to students saying that they wanted such a space in 2005, the University Administration created a Committee to Review Student Activity Space on the St. George Campus with representatives from the administration and all of the central Students' Unions, Hart House, Student Affairs, Faculty of Music, University College, Faculty of Arts and Science, Faculty of Nursing and Student Services. With over a year's worth of discussion, research and presentations, the committee reported its findings in spring 2006. It included seventeen (17) recommendations. These recommendations focused on both improving existing spaces, but also supported the idea of a new student building.²

1 The Varsity. 'Students Say YES to Student Centre; SAC Board Results'. March 28, 2005. Available at:

<http://media.www.thevarsity.ca/media/storage/paper285/news/2005/03/28/News/News-In.Brief.Students.Say.yes.To.Student.Centre.Sac.Board.Election.Results-904152.shtml>.

2 UofT. Final Report of the Committee to Review Student Activity Space. September 2006 Available at:

http://www.provost.utoronto.ca/userfiles/page_attachments/Library/6/Rpt_StudentActivitySpace2006_261154.pdf.

Page 1 of 1

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The University Administration then convened a Project Planning Committee for a Student Commons building in late fall 2006. Representatives from various sectors of the administration, including the Faculty of Arts and Science, the Faculty of Engineering, Hart House, Trinity College and student representatives from the Students' Unions, VUSAC, ENG SOC, and campus clubs sit on this committee. It is this committee that will present an interim report to Governing Council regarding the mission, location, and contents of a Student Commons.

This is where we stand today, and we want to hear your feedback on the draft information that we have from the Committee so that we can best represent what you want to see, what your space needs are, what you think would help better our campus community and increase involvement!

RESEARCH

National Survey on Student Engagement

The National Survey on Student Engagement (NSSE) results on the University of Toronto student experience are less than desirable to say the least. Our involvement outside the class room is sorely lacking. When asked, "How many hours during a typical 7-day week do you spend participating in co-curricular activities (organizations, campus publications, student unions, fraternity or sorority, intercollegiate or intramural sports, etc...)," fifty (50) percent of respondents answered zero (0) hours a week.³ Other questions substantiate this result. When asked, "How many hours do you spend in a typical week on your university's campus, outside of time spent in class?" forty-three (43) percent responded less than five (5) hours.⁴

As a whole, the University is behind institutions in Ontario and its peers from 'Carnegie' institutions in the Enriching Educational Experiences (EEE), which rates co-curricular activities and community service among other things.⁵ It is clear that something needs to be done at our University to improve the student experience. Our opinion is that creating a new student space, that fosters growth of community will do a lot to help not only for the personal growth of students, but it will help our institution regain its stature among its peer institutions.

Student Affairs Polling

The Committee to Review Student Activity Space on the St. George Campus undertook the collection of some data on the needs of students in regards to space, asking both individual students and campus clubs what needs are lacking at the St. George Campus. With over four thousand (4000) responses, an overwhelming majority of students identified that there was a need for new:

- Affordable cafeteria and food services (54% strongly agreed, 28% agreed)
- Meeting / Group Work Space (27% strongly agreed, 47% agreed)
- Spaces for students to hang out (33% strongly agreed, 37% agreed)
- Dedicated Spaces for students who live off campus (32% strongly agreed, 37% agreed)⁶ Club responses displayed an even greater support for new facilities identified by individuals, with more office space, a central space for students to congregate and space for large indoor events having receiving overwhelming support.⁷

³ UofT. Measuring Up: On the Undergraduate Experience. January 8, 2007. Page 24. Available at: <http://www.utoronto.ca/govcncl/bac/details/ua/2006-07/uaa20070116-04ii.pdf>.

⁴ Ibid, 25.

⁵ Ibid, 50.

⁶ Student Affairs. Student Activity Space Online Student Survey.. March, 27 2006 to April 28, 2006.

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Discussion Paper - Student Space and Student Commons Proposal

DRAFT PROPOSAL

Based on research, student needs, and with over two years of committee work, we are proud to present a draft of what the Project Planning Committee seeks to put into a new student building. Your input is critical now so that we can be sure that such a building meets your wants and needs.

1. Atrium/Lobby

The Committee is discussing having a large open space that can be used for groups to book for tabling, thematic days and bake sales. Within such a space, there can be an information desk (to provide students with a place for general inquiries, purchase tickets for events, TTC Metropasses in a quick orderly fashion), campus group mailboxes, and a large electronic display showcasing events and activities occurring across campus.

Questions: How do you see the entrance of a student building? What can make it more welcoming? Are there any services or resources that you would like to see?

2. Food Court

The Committee would like to see a small food court, with room for three to four outlets, similar to that of the Scarborough Student Centre. The emphasis would be placed on cheaper, healthier, diverse food options. Further, microwaves for commuter students can be made available in this area and the seating area can double as an area for socializing.

Questions: What kinds of food outlets would you like to see? Do you have any suggestions to improve this space?

3. Lounge Space for Casual Study

Similar to the space available at a Sidney Smith study area, this space is quiet-ish and can be used for individual and small group study. Except that we would include more electrical outlets in the space for laptop use.

Questions: What hours would you use this area? At night could the tables and chairs be put away for bookable rehearsal space or meetings? Any other uses?

4. Lounge Space for Relaxing w/ Coffee and Lunch Counter

Similar in size to a Sidney Smith study area, this would be a more comfy space with couches, tables, and carpet. It is an area where a fair-trade coffee shop, lunch counter and kitchen can offer students fast ethical food. This space can also double as a social area at night for movie showings, open-mic poetry and music, and other events.

Questions: What else would you add to this space? How would you rank the importance of such a space?

5. General Meeting Rooms

In response to Campus Organisation who need more meeting rooms, the Committee proposes four new meeting rooms that seat 20 students, and two new rooms that seat 50.

Questions: Would you find these sizes useful? Larger or smaller? Are we providing enough meeting rooms? Should the 50 seating room be equipped for presentations?

7 Student Affairs. Student Activity Space Online Campus Groups Survey. March 27, 2006 – April 28, 2006.
 Page 3 of 3

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Discussion Paper - Student Space and Student Commons Proposal

6. Prayer Space

In response to our campuses diverse student needs, the Committee proposes prayer space for 25 that includes washing facilities.

Questions: Is space for 25 too many or too few? Are there any other space considerations that should be included in the space report (ex: space for mats, a room divider)?

7. Multipurpose Space

In response to Campus Organisations and individual students who want to see more large events occur on our campus, the Committee proposes a large Multipurpose room with space for 200 people much like the McGill University Student Centre 'ballroom'. The space can be equipped with a kitchenette so that it may be licensed or used for temporary food storage and preparation. Meant for formal dinners, large extra-curricular lectures, or nights of music and dancing, this facility would be ideally rented by student groups at no cost.

Questions: Is space for 200 too many or too few? Is there enough interest for two rooms of 150 with a removable divider? Should we also include space for table and chair storage so that it may be permanently used additionally for conferences? Should we purchase a retractable stage?

8. Levy Group Space

Spaces for levy groups to have individual offices, storage areas, bookable shared meeting rooms, and common space are some ideas to help give our levy groups the resources to grow if they want to be located in the student commons.

Questions: Do you prefer levy group offices grouped together or near their departments? Would it be easier to get involved if they were located in a central area? Would you like to see them choose to be located in a student commons?

9. Campus Club Space

Spaces for campus clubs to have offices, storage lockers and bookable shared meeting rooms. The current office allocations at Sussex and in the International Student Centre would remain and the Committee currently suggests twenty-five (25) new office spaces.

Questions: Is 25 too few or too many office spaces? Would you like to see clubs share and office with like-minded clubs or individual offices?

10. Students' Union Space

Space for your Students' Union for all of its six-full time Executives, full-time staff, and for Board to hold office hours to increase accountability.

Questions: Do you like our location at 12 Hart House Cr.? Are there any space needs that we are missing?

11. Other Group Space

Groups like campus newspapers, the LGBT drop-in centre, the campus radio station (CIUT), and the foodbank may want to be housed in a student-run building. Engineering and Drama students have also asked for workshop facilities.

Questions: Are there any other groups that should be approached for space that are missing? Would you like to see these groups within a student-run building or separate?

12. Space for Services for Students

The Committee has listed including services such as the Used Text Book Exchange, a student-run photocopy centre, space for 100 lockers for commuter students, a tuck-shop (small general store), as well as a satellite Campus Police unit and Health Services.

Questions: What other services do you think are missing from this list?

Page 4 of 4

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13. Considerations

The Committee has expressed a commitment to ensuring that a building be constructed and operated with the environment in mind and will be working with the Sustainability Office to create guidelines. In terms of washrooms, the Committee plans, in addition to facilities required by law, for a series single-unit, locking unmarked bathrooms for use by student mothers, transgendered students and students who need medical privacy. Further, we strive to ensure that this new facility is fully-accessible to students regardless of ability.

Questions: Are there any other student needs that we have not considered when planning this facility? What can we do to make it an inclusive, welcoming place for all students?

14. Cost

The cost of such a facility will depend on what students would like to put into the building. The University has agreed to fund a St. George student-run building to the same degree as it has in the past at Scarborough and UTM. But students are expected to also contribute in the form of a levy. This question will have to be put to a referendum, but not until details are finalized, so that students know exactly what they are voting on.

Questions: Do you have any suggestions for alternative funding? What do you think of a levy? How much would you be willing to pay? Should students who are enrolled at UofT prior to the opening of the student commons pay the same amount as a student enrolled after the opening?

15. Location

The University of Toronto Students' Union is in favor of using Site 12 for the student commons. This is the site across from Varsity Stadium, behind Admissions and Awards and above the tennis courts. We suspect that the best place for a new building is close to subway stations to attract commuter students.

Questions: What considerations would you place when deciding a location for a new student building? Would you use a new building in between classes? Before or after class? Late at night?

16. Governance

The University of Toronto Students' Union is currently negotiating governance with the University Administration. We believe that such a building should be exclusively student-run, with a management structure and an advisory committee composed of those who are located in the building. Our philosophy is that since students are paying for it, students should run it.

Questions: What kind of structure would you like to have in place? What ratio of students to administration would you have? Should the governance also have spots for general users of the building (i.e. regular UofT students)?

Thank you for reading this discussion paper. I look forward to your input, ideas, constructive criticism and support,

Jen Hassum
Chairperson, University of Toronto Students' Union, 2006-2007
jen@sac.utoronto.ca

Appendix B – Centre for High Performance Sport

April 9, 2007

Memorandum

TO: Elizabeth Sisam
Chair, Project Planning Committee for the Student Commons

FROM: Bruce Kidd

Re: Planned student use of the proposed Centre for High Performance Sport

The proposed Centre for High Performance Sport will significantly enhance opportunities for students in the full spectrum of co-curricular athletics and recreation by providing

- a large new strength and conditioning centre
- a new large exercise studio for movement activities (including yoga, pilates and dance)
- a field house with two new courts for basketball, volleyball and other indoor sports
- the locker rooms and showers, staff offices and other amenities to enable students to make full use of the new facilities (including Varsity Stadium).

Planning for the new Varsity Centre (the new Varsity Stadium, the renovated Varsity Arena, and the Centre for High Performance Sport) has been based upon 75% student use, of which 67% will be devoted to broadly based programs (intramurals, instruction, fitness, and open recreation) and 33% to intercollegiate sports. The remaining 25% of the time will be devoted to community use, including Camp U of T, Junior Blues, the training of Olympic and other high performance athletes, high school championships and other special events, most of which will occur during the spring and summer months.

In basketball and volleyball, the new facilities will be programmed in conjunction with the Athletic and Physical Education Centre to optimize student use in a coordinated way. There are currently waiting lists for intramural teams and open recreation in these sports, which place further pressure on the scheduling of other activities. It is expected that the addition of the new strength conditioning centre, two new courts, and the exercise studio will have the effect of doubling the space available to broadly based programs in the CHPS and AC combined.

It is expected that there will be more than a million daily **participant uses** in the new Varsity Centre each year (see attached).

Student demand for co-curricular athletics and recreation

To give members of the Project Planning Committee a sense of the demand for new facilities, let me give you an idea of current participation. The Faculty's card-swipe data for the period of September 5 to December 31, 2006 indicate that 10,184 FT undergraduate students on the St. George Campus, or 24.7% of registered females and 42.7% of registered males, visited the Athletic and Physical Education Centre (AC) on an average of slightly less than once a week.

Interim Project Planning Report for a Student Commons on the St. George Campus
May 4, 2007
39149

2,568 graduate students, or 16.6% of registered female and 25% of registered male graduate students, visited the AC on an average of once a week. These numbers do not include the approximately 550 undergraduate and graduate students in Physical Education and Health who take classes in the AC, nor do they include those students who use the Front and Back Campus Fields, Robert Street Field and Varsity Arena.

In 2006, there were approximately 24,000 participant-visits per month in drop-in fitness, and 4,156 registered participants in the Faculty's instructional program, including 545 in aquatics, 204 in certification courses, 626 in dance, 1,312 in advanced fitness, 124 in martial arts and 1,402 in sports instruction.

With approximately 9,500 students participating in the 2006-2007 year, intramurals continues to be the most popular co-curricular program offered by the Faculty. With its century-old college/faculty system, the program is able to reach to students of all disciplines across all three campuses of the University of Toronto. The intramural program is one of the largest in the country, with approximately 700 teams competing in 25 different sports in 2006-2007. Yet, the lack of space continually limits participation, with the result that many intended teams are unable to play, let alone find practice time. While the opening of the Varsity dome in January 2007 significantly reduced waiting lists in soccer, flag football and ultimate, waiting lists remain in basketball and volleyball.

882 students participated in intercollegiate sports, enjoying high-level competition in Ontario University Athletics, Canadian Interuniversity Athletic Union, and other competitions. In 2006-2007, the Faculty fielded 25 women's and 24 men's teams, one of the broadest programs of its kind in North America.

Since the Faculty began planning for new Varsity facilities in the late 1990s, student enrolment on the St. George campus has increased by approximately 25%.

The new strength conditioning centre

A special feature of the proposed Centre for High Performance Sport is the new strength and conditioning centre. The centre will enable cross training for all the students engaged in the field and ice sports at Varsity Stadium and Varsity Arena, and will double the overall space and equipment available for strength fitness on campus.

Research has shown the integral role of accessible fitness and strength training facilities to combat obesity and 'sedentary death syndrome'. The new centre will be designed and programmed to attract people from diverse backgrounds to participate in a healthy lifestyle programs.

Recent site visits to peer institutions' newly-renovated facilities have found that cardio training equipment, selectorized weight machines, open traffic areas, natural light, air conditioning, colour and lighting were key factors in creating an inclusive space. We are determined to choose the right equipment and create an environment that will attract women, beginners and people with disabilities. Specifically, the centre will have:

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

The new Varsity 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, building an optimal lifestyle which promotes learning beyond the classroom experience and builds a foundation for health and fitness for the future.

Research and sports medicine

The proposed research and testing labs in the Centre for High Performance Sports will also be primarily used for University purposes—faculty and student research and teaching in the Faculty's undergraduate and graduate programs, including the preparation of teachers and coaches.

The inclusion of an arm of the David L. MacIntosh Sports Medicine Clinic in the proposed Centre for High Performance Sport will be used to provide first aid, field care, clinical treatment and therapy to the students and other participants at the Varsity Centre. The Clinic provides services to all students and members, including recreational participants, students on Varsity teams, international-calibre athletes, and members of the community. Of the projected 18,667 patient visits during 2006-2007, 13,779 were by students, with student visits were almost equally divided between recreational participants and Varsity athletes (6,895 to 6,884). The Clinic is unique in its multi-disciplinary approach to approach to care and education. After an annual administrative fee, student use of the clinic is free.

Synergies with the student commons

For all the above reasons, we see the new Centre for High Performance Sport and the entire Varsity Centre as vibrant focal points of student life. Participation in a broad spectrum of athletics and recreation, academic classes, student research, studying, socializing and other activities will occur at all hours of the day, while Varsity competitions in the field, ice and court sports will occur on evenings and weekends. The Faculty is delighted that the new Centre for High Performance Sport will be constructed in tandem the new Student Commons, because we see enormous complementarities and synergies.

We wish you all the very best in your work, and look forward to seeing your final report.

If there is any more information you require in the meantime, please let me know.

With best wishes,

Projected Figures for Varsity Centre
Varsity Centre Participation

| Date Range | Participation per week | | | | | |
|---------------------------|------------------------|---------|---------|---------|--------|---------|
| | Dome | Rink | Stadium | HPC ES | HPC FH | HPC SCC |
| Aug. 15 - Nov. 30 | n/a | 2,860 | 2,700 | 2,475 | 4,575 | 7,500 |
| Dec. 17 - April 30 | 3,250 | 4,100 | n/a | 2,475 | 4,575 | 7,500 |
| May 10 - Aug. 15 | n/a | 3,000 | 8,000 | 2,475 | 1,000 | 7,500 |
| Total Weeks: | 20 | 49 | 29 | 49 | 49 | 49 |
| Yearly Total by Facility: | 65,000 | 153,960 | 234,700 | 121,275 | 58,150 | 367,500 |

Yearly Total Participation: 1,000,585

Appendix C - University of Toronto Environmental Protection Policy

PREAMBLE

The University of Toronto is committed to being a positive and creative force in the protection and enhancement of the local and global environment, through its teaching, research and administrative operations. Recognizing that some of its activities, because of their scale and scope, have significant effects on the environment, the University as an institution, and all members of the university community, have the responsibility to society to act in ways consistent with the following principles and objectives:

FUNDAMENTAL PRINCIPLES

- Minimization of negative impacts on the environment
- Conservation and wise use of natural resources
- Respect for bio-diversity

SPECIFIC OBJECTIVES

In adopting these fundamental principles, the University will be guided by ethical attitudes towards natural spaces, and will take all reasonable steps to meet the following objectives:

- Minimize energy use, through efficient management and practice
- Minimize water use, through efficient management and practice
- Minimize waste generation through reduction, reuse and recycling
- Minimize polluting effluent and emissions into air, land and water
- Minimize noise and odour pollution
- Minimize and where possible eliminate use of chemicals, including outdoor salt, pesticides herbicides and cleaning agents
- Include bio-diversity and environmental concerns in planning and landscape decisions
- Meet and where possible exceed environmental standards, regulations and guidelines

IMPLEMENTATION

To implement this Environmental Protection Policy:

- An Environmental Protection Advisory Committee (EPAC) will be established consisting of administrative staff, academic staff and student groups, to be chaired by a member of the University's academic staff. The Committee will provide advice to the Assistant Vice-President, Operations and Services, on programs to meet the environmental protection objectives. Membership of the committee will be made known to the community to ensure that new and existing initiatives are brought forward for consideration. The meetings of EPAC will be open.
- Facilities and Services, through the Waste Management Department will facilitate the development, implementation and evaluation of environmental protection programs, and will liaise with the EPAC and all three campuses on the programs.
- In this role Facilities and Services will:
 - Regularly review university policies to ensure consistency with this policy;
 - Carry out appropriate environmental audits and pilot projects;
 - Undertake education and training programs to inform the University Community about this and how its members, both personally and collectively, can best meet the objectives set forth in it;
 - Inform all contractors, service operations and users of University facilities that they must comply with the requirements of the policy;
 - Annually issue a report concerning the University's impact on the environment, summarizing initiatives undertaken and identifying matters which require particular attention.

Approved by Business Board of the Governing Council on March 7, 1994.

Environmental Checklist for Users Committees (5/99)

1. General planning principles: Consideration of alternatives, Life cycle approach
2. Minimize Energy Use
 - a) Thermal Energy: Heating, Cooling
 - b) Lighting/Use of Natural Light
 - c) Ventilation/Windows
 - d) Machinery/Equipment
 - e) Orientation of Building - effect on building energy needs
 - f) Roof Design
3. Minimize Water Use (Maximize Reuse)
 - a) Flushing
 - b) Washing - hands and body
 - c) Building Cleaning
 - d) Drinking
 - e) Experimental/Labs
 - f) Equipment Cooling
 - g) Outdoor Vegetation - choice and watering (see #4)
4. Utilization and Diversion of Rainwater
 - a) Use of Roof Water
 - b) Porous Pavements
5. Waste Management (offices, classrooms, food outlets, outdoors, construction/demolition)
 - a) Reduction
 - b) Reuse
 - c) Recycling
 - d) Treatment and Disposal - possible on campus
6. Effluent and Emissions (reduce, reuse, recycle, dispose)
 - a) Indoor (Air Toxicity, Noise, Odours, Ventilation)
 - b) Outdoor Air - laboratory emissions
 - c) Water - Hazardous Wastes
 - d) Land
7. Reduce Harmful Chemicals
 - a) Outdoor Salts
 - b) Pesticides/Herbicides
 - c) Cleaning Agents
8. Outdoor Environment
 - a) Encourage Bio-diversity (encourage and protection of species)
 - b) Landscaping/Shading - effect on building energy needs in summer and winter
 - c) Use of outdoor space (e.g. rest areas, roof gardens)
9. Monitoring and Metering of Use of Resources and Wastes
 - a) Water
 - b) Electricity
 - c) Heat
 - d) Wastes
10. Visibility of Environmental Concerns
 - a) Pilot Projects
 - b) Posters/Displays
11. Material Choice (Use of endangered/exotic materials, off-gassing)
 - a) Building Fabric
 - b) Fixtures and Furnishings