



TO: Planning and Budget Committee

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AGENDA ITEM: John H. Daniels Faculty of Architecture, Landscape and Design, Interim Project Planning Report

JURISDICTIONAL INFORMATION:

The Planning and Budget committee recommends to the Academic Board approval in principle of capital projects and infrastructure projects over \$2 million.

BACKGROUND

In 1997, a Users Committee for the School of Architecture and Landscape Architecture (now the John H. Daniels Faculty of Architecture, Landscape, and Design) addressed the issue of facilities renewal and its role in supporting the academic program and vision of the Faculty. The Users Committee Report, approved by Governing Council in 1997, addressed the space requirements for the Academic Plan for 2000 and identified projected enrolment in the masters programs and faculty and staff complements. The report also addressed facilities renewal and examined alternative strategies to renovate the existing building at 230 College Street. An ambitious multi-phased project was proposed, valued at approximately \$10 million (1997), which was to be implemented as funding permitted.

A project planning committee was reconstituted in 2008 to review the recommendations of the previous report and address the present requirements of the John H. Daniels Faculty of Architecture, Landscape, and Design. A comprehensive plan was prepared that addressed space shortages and building renewal. The report went forth for Governance approval in the spring of 2009, which was followed by an international competition to identify a design team to implement the project.

The results of the competition indicated that the proposed renovations were estimated to cost in excess of the estimated and approved budget. The physical constraints of 230 College are such that the 2009 proposal cannot accommodate the proposed expansion of Faculty programs now contemplated.

HIGHLIGHTS

The John H. Daniels Faculty of Architecture, Landscape and Design at the University of Toronto is the oldest faculty of its kind in Canada, and among the longest standing in North America. The Faculty has educated many of the design professionals that have given form to the built environment in Canada (and internationally) throughout the past 100 years. In peer-reviewed measures of excellence in creative practice and design scholarship over just the past 5 years, the accomplishments of the Daniels Faculty's combined tenure-stream and adjunct faculty, as well as

its current students and recent alumni, exceed, by a wide margin, any other Faculty of its kind in Canada, and place the school in high standing internationally.

Despite the successful mounting of professional graduate programs and their attendant practice-based activities, key historical mandates, such as the creation of doctoral programs, remain unfulfilled, and these provide the key to a perhaps even more overarching transformation of the faculty's mission in the coming years than has already occurred.

The Faculty's new academic plan involves an expansion in the number and size of programs, including the proposed repatriation, and growth of the undergraduate program from the Faculty of Arts & Science (currently in consultation phase), an alignment with the program in Visual Studies, and the creation of a new PhD program, none of which can be suitably accommodated at 230 College. Building on the recent transformation of its professional programs, and on the outstanding research and creative accomplishments of its faculty, students and alumni, the faculty is now embarking on a new phase of growth and renewal that is focused on advancing a globally-attuned mode of design research, education, and civic advocacy.

The existing facility already lacks adequate space to accommodate the current need for studio space, faculty and research offices. The new project will also address insufficient digital media infrastructure and teaching facilities in the current facility, including workshops that are poorly equipped to support contemporary design teaching, and inadequate studio spaces for multi-media based design research and instruction. The current lack of space also creates long-term limitations in the establishment of innovative interdisciplinary program initiatives, such as the Health Care Design program. Relocating the Faculty from its existing building to a different site will allow for the additional space that such expansion would require.

New Site

One Spadina Crescent presents a unique opportunity for the John H. Daniels Faculty of Architecture, Landscape and Design. It has been occupied by a number of different university departments over the years; none of which have fully utilized the building. The relocation of the Daniels Faculty to the site promises the creation of an integrated community on an important site within the university and the city. It also offers an opportunity for design research and innovation that could potentially serve as a demonstration project for buildings of comparable age on campus and across the country. The new complex will accommodate an expansion of the Faculty's curricular programs and an intensification of its research activities, industry interfaces and public programs.

The proposed 2009 space program requested a total of 5727.95 nasm of existing and new space. Academic planning currently underway would result in adjustments to the overall space; while the new location at Spadina Crescent will create new functional relationships within that space. Subsequently, a detailed space program will be determined using COU standards as the base guideline.

One Spadina Crescent currently has 4667 nasm (or 9168 gsm) of space. However, 880 nasm of this total is located in the basement, and the basement space is unsuitable for most uses, except storage. The renovation and retrofit of the existing building will accommodate a portion of the required spaces needed for the expanded Daniels Faculty facility, with new construction intended to house the bulk of research and fabrication laboratories, and the extensive array of design studio spaces associated with both undergraduate and graduate studies in architecture, landscape and design.

Secondary Effects

Existing occupants include units from the Faculty of Arts and Science, the Faculty of Medicine, Facilities and Services, Ancillary Services and other student and central administrative groups. Within the available 4813 net assignable square meters of space (nasm), approximately 2350nasm of space is occupied currently by groups, other than the Visual Studies program, that must be relocated in order to allow the John H. Daniels Faculty of Architecture, Landscape and Design to occupy the renewed building.

In addition to spaces occupied within the existing building, a significant amount of exterior grounds are occupied by units and will require re-accommodation elsewhere. 800sm of exterior space is used by Waste Management/Recycling in an open yard holding garbage containers and recycling containers for scrap wood, metal, and asbestos and other recyclables. Additionally, 128 parking spaces are currently located on the site, and will require relocation within the St. George campus boundaries to satisfy the University of Toronto Area parking by-law. A separate plan has been prepared, identifying the current occupants who must be relocated. Detailed implementation of the plan will be included with the final Project Planning Report.

In 1999, a Part II Plan for the University of Toronto Area was approved by City Council. This was a joint effort by the University of Toronto and the City of Toronto to identify development sites within the area of the University campus. The northern half of the circular site was designated a development site with detailed envelope requirements

The University is currently undertaking an update to the St. George Campus Master Plan, which includes analysis and revisions to the development site envelopes that were approved by the City of Toronto in 1997. Work to update the Master Plan, has identified 1 Spadina Crescent as among the major sites that can accommodate a needed intensification of the St George Campus within its identified University of Toronto Secondary Plan. It may be possible to develop additional space beyond the faculty's needs for University or compatible non-University uses in fulfillment of a vision of a mixed-use bridge between the University and the City. The University and the Daniels Faculty are committed to developing the One Spadina Crescent in a manner that respects the prominent nature of this unique site, and in a way that sets a standard for, and augers a new future for the western half of the St. George Campus.

SCHEDULE

Pending Governance approval of the interim project planning report, detailed planning and design of the John H. Daniels Faculty of Architecture, Landscape and Design and other uses of the One Spadina site will commence in the Spring of 2011. It is anticipated that given the complex nature of the project and the site, the need for rezoning, heritage, and design reviews and approval processes, planning, design and approvals could take up to two years. The final project planning report outlining the details of development on the site for the John H. Daniels Faculty of Architecture Landscape and Design will then be brought forward for approval. Pending approval of the final project planning report and with funding in place, construction would most likely take a minimum of two additional years.

RESOURCE IMPLICATIONS

To meet its projected core program and curricular commitments, the John H. Daniels Faculty of Architecture, Landscape and Design will need to build a minimum of 3227 nasm, 5647gsm on the site. The total project costs to create this amount of space will depend on the nature of the building design, the costs associated with various site improvements and other secondary costs. All aspects of the total project cost will be determined in detail and included in the final Project Planning report.

Funds raised and/or committed to date are \$17.5 million. A funding plan for the project will be identified in the final report, including nasm allocations associated with proposed pragmatic changes and strategic alignment with Visual Studies and will also include secondary costs associated with the implementation of the project.

RECOMMENDATIONS

THAT the Planning and Budget Committee recommend to the Academic Board:

THAT the plans for relocation of the John H. Daniels Faculty of Architecture, Landscape and Design to new facilities as outlined within the Interim Project Planning Report, dated February 2011, be approved in principle with implementation subject to approval of a detailed final project planning report;