



TO: Planning and Budget Committee

OF THE ACADEMIC BOARD – MARCH 17,
2011

SPONSOR: Elizabeth Sisam, Assistant Vice-President, Campus and Facilities Planning

CONTACT INFORMATION: 416-978-5515; avp.space@utoronto.ca

DATE: February 14, 2011 for March 2, 2011

AGENDA ITEM: University of Toronto, Site Reassignments for St. George Campus

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

The City of Toronto approved a secondary plan in 1997 for the area known as ‘The University of Toronto Area’ in response to the master plan put forward by the University. In that plan, the City provided as-of-right development permissions for twenty-one sites on University property. Buildings have been constructed on thirteen sites, and two sites have been assigned for specific projects, with the expectation that implementation would occur once funds became available. Since that time, planning has progressed in response to academic initiatives, funding now available for projects, and additional details about the anticipated facilities.

More information is also known about the capacity of the sites and as a consequence, it is proposed that the site assignments for sites 7 and 12, One Spadina Crescent and 100 Devonshire Place respectively are realigned in response to current plans.

HIGHLIGHTS

Site 7: 1 Spadina Crescent

A project planning report outlining requirements and plans to accommodate the Department of Art (formerly the Department of Fine Art) at 1 Spadina Crescent was approved in principle in June 2006. Because of the complexity of the building structure and its heritage attributes it was recommended that consultants be retained to create a phased plan possibly to be implemented in phases for the Department and to consider full redevelopment of the site. It was expected that the total project cost to accommodate the Department of Art in 2006 dollars would be in the range of \$36.5-\$42.8 million, and more, should the project be implemented in phases. The building at One Spadina Crescent was allocated to the Department of Fine Art with implementation subject to funding. Because of the downturn in the economy, fundraising in support of this project has proven to be difficult, (although a significant donation was secured to fund the renovation of the historic lobby). In light of this and because an alternate use has arisen, this site is now being considered for the John H. Daniels Faculty of Architecture, Landscape and Design.

One Spadina Crescent also presents a unique opportunity for the John H. Daniels Faculty of Architecture, Landscape and Design for which an interim project planning report has been prepared and is being brought forward for consideration. The John H. Daniels Faculty of Architecture, Landscape and Design also proposes to engage in a strategic alignment with the Faculty of Arts and Science (FAS) Visual Studies programs which are currently accommodated within the building and would be part of the proposed redevelopment of the site.

The relocation of the John H. Daniels Faculty of Architecture, Landscape and Design 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.

Site 12: 100 Devonshire Place

The Project Planning Committee for the Student Commons project considered the remaining sites on the campus as possible locations for this facility. Three locations: sites 10 (47- 55 St. George Street), 11(91-97 St. George Street), and 12 (100 Devonshire Place) were considered. Each site had advantages and disadvantages, however two criteria directed the student members of the committee to a preferred location: proximity to transit the east-west and north-south subway lines and to the Varsity Centre facilities that had recently opened and those that were planned as future facilities which would establish a very significant student presence in this area of the campus. It was anticipated that the Student Commons Building would be constructed to the north of the Centre for High Performance Sport.

An Interim Report, brought forward and approved through governance in June 2007 co-located this project with the future Varsity Centre for High Performance Sport. Approval of a final report was contingent on identification of the total capital cost, operating costs, funding and governance of the proposed facility.

The final phases of the Varsity Centre for High Performance Sport were also brought forward for consideration in May 2007. An interim Project Planning Report outlining all aspects of a multi-phase implementation plan was subsequently approved on June 2007. That report identified the construction of the south entrance building and change rooms, and box office pavilion both of which are now complete on site 21 (299 Bloor Street West) and field house, including a strength and conditioning centre, a sport science teaching and research facility were planned for site 12 (100 Devonshire Place) and renovations to Varsity Arena. The approval stipulated that the south end of site 12 (100 Devonshire Place) be assigned to Varsity Centre until December 31, 2007 to allow for the financial viability of the project to be assessed.

The interim report stated that implementation of the project on Site 12 must be flexible to allow for full development of the site, and that construction should be planned to allow for each component to be implemented as funds become available. Work continues on the planning for this facility, therefore site assignment for the Varsity Centre for High performance Sport should be renewed.

Subsequently, in the fall of 2007, the Students' Administrative Council (operating as the University of Toronto Students' Union) held a referendum among full-time undergraduate students on the St. George Campus for a levy to fund a capital and operating costs levy for the Student Commons. The referendum was successful and the University Affairs Board approved the new levy in the spring of 2008. The University pledged an additional fifty cents against each dollar raised through the capital portion of the levy for the capital costs of the project, which was consistent with central contributions to student centre projects on the UTM and UTSC campus. Collection of the levy began in the fall 2008 session and, to date, a total of \$1.0937 million has accumulated, but work on the project has not yet commenced.

With the proposed change from exclusive use by the Department of Art, to the John H. Daniels Faculty of Architecture, Landscape and Design and including accommodation of Visual Art on Site 7, 1 Spadina Crescent, there is an opportunity and ample capacity for the Student Commons to be relocated to 230 College Street. The proximity of 230 College Street to other student services, located at 214 College Street and with access to public transit on College Street and nearby on Spadina Avenue will serve the student population well. Such relocation would allow for the implementation of the Student Commons project to proceed as soon as 230 College Street is vacated, which could be an earlier timeframe than if the Student Commons were to remain on site 12, at 100 Devonshire Place.

SCHEDULE

Implementation of the capital projects described for each development site will occur after approval of final project planning reports for each, outlining the space program, total project costs and funding sources.

RECOMMENDATIONS

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

1. THAT the following sites are assigned to capital projects now in the project planning phase:

- a. Site 12 (100 Devonshire place) to the Varsity Centre For High Performance Sport;
- b. Site 7 (1 Spadina Crescent) to the John H. Daniels Faculty of Architecture, Landscape and Design with the Faculty of Arts and Science program in Visual Art;
- c. 230 College Street to the Student Commons.