



TO: Planning and Budget Committee

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

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

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AGENDA ITEM: 4

ITEM IDENTIFICATION:

Project Planning Report for the Expansion of the John H. Daniels Faculty of Architecture, Landscape and Design

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews Project Planning Reports prepared for a capital project and recommends to the Academic Board approval in principle of the project.

BACKGROUND:

In 1997, a Users Committee for the School of Architecture and Landscape Architecture (now the 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. This resulted in a report that received approval by Governing Council in 1997.

Specifically, the Users Committee Report 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. The report proposed an ambitious multi-phased project valued at approximately \$10 million (1997) which could be implemented as funding permitted. To date, a number of the phased renovations have occurred providing much needed improvements, including new library facilities and exhibition space. However, much remains to be done. A project planning committee was reconstituted in 2008 to review the recommendations of the previous report and address the present requirements of the Daniels Faculty of Architecture, Landscape and Design. This project planning committee reviewed the recommendations of the previous report and sought to address the present requirements of the Faculty. A new Academic Plan has been prepared to address the future direction on the Faculty and its programs.

HIGHLIGHTS:

The John H. Daniels Faculty of Architecture, Landscape, and Design offers three masters level programs in the allied design disciplines of architecture, landscape architecture and urban design. The Faculty also provides service teaching for the BA, Architectural Studies Program (BAAS) which is administered by the Faculty of Arts and Science. The faculty was recently renamed in recognition of the significant gift of \$14 million in 2008. The curricula for all three Masters programs place an emphasis on design studio teaching, which is unique to the design disciplines, and are accommodated along with related enrichment activities, such as exhibitions and lectures, within the Faculty's building at 230 College Street on the St. George campus of the University of Toronto.

The existing building was purpose-built for the Royal College of Dental Surgeons and its Infirmary in 1909 and was enlarged to its current size in 1920. Space limitations of existing facilities present challenges to anticipated program expansion. There is no capacity to accommodate either research offices or design studio space required to support the creation of a new Doctoral program that was identified as a goal of the Faculty's Plan 2000.

A number of deficiencies in the building have also been identified, and include: inadequate heating and ventilation systems; a workshop that is poorly equipped to support design studio activities; and a security system for the building that needs to be improved. The studio spaces are organized vertically around a staircase, which limit the possibilities for a collaborative, open environment.

A space program has been developed using COU standards as the base guideline. The proposed space program requests approximately 5730 nasm of existing and new space at 230 College Street. The faculty would like to remain in its existing facilities for the duration of construction. Previous master plans have suggested the best way to expand the building on its current site is to infill the existing courtyard and construct additional floors on the roof.

The Faculty seeks to take advantage of the expansion (Phase 1) and renovations (subsequent phases) project to create a building with an exemplary standard of environmental performance. Specific issues to be addressed should include energy performance, Interior Environmental Quality (IEQ) and minimization of effects on the wider environment and climate change.

This project will allow the Faculty to fulfill its aspiration to have a home that is both an exemplar of what it strives to teach its students and an accommodating laboratory for leading edge research in the allied disciplines of architecture, landscape architecture and urban design.

CAPITAL COST ESTIMATE:

The total project cost for Phase 1 has been estimated to be \$20 million. Phase 1 of the project is being submitted under the federal infrastructure program identified as the Efficient and Sustainable Architecture Building. The balance of the work to the remaining unrenovated portions of the building will proceed with a phased approach as future funding becomes available.

RECOMMENDATIONS:

This Project Planning Report is being brought forward for approval in principle to allow for increased space for the John H. Daniels Faculty of Architecture, Landscape and Design at 230 College Street.

It is recommended that the Planning and Budget Committee recommend to the Academic Board:

1. THAT the Project Planning Report for the John H. Daniels Faculty of Architecture, Landscape and Design be approved in principle to accommodate the activities and functions described for the expansion of the Faculty's programs at its present location, 230 College Street.
2. That the project scope for Phase 1, comprising an addition of approximately 1250 net assignable square metres or 2023 gross square metres be approved at a total project cost of \$20,000,000.
3. THAT the project scope for subsequent phases of renovations be brought forward to implement through the Accommodation and Facilities Directorate for components valued at less than \$2 million, and those exceeding \$2 million in accordance with the Policy on Capital Planning and Capital Projects.