



FOR APPROVAL

ITEM 2e – EXECUTIVE COMMITTEE – June 17, 2013

TO: Planning and Budget Committee

SPONSOR: Gail Milgrom, Director, Campus and Facilities Planning

CONTACT: 416-978-5515

DATE: April 30, 2013 for May 15, 2013

AGENDA ITEM: 6

ITEM IDENTIFICATION:

Report of the Project Planning Committee for the Student Commons at 230 College Street

JURISDICTIONAL INFORMATION:

The Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. site, space plan, overall cost and sources of funds). Proposals for capital projects exceeding \$10 million must be considered by the appropriate Boards and Committees of Governing Council on the joint recommendation of the Vice President and Provost and the Vice President, University Operations. Normally, they will require approval of the Governing Council. Execution of such projects is approved by the Business Board.

BACKGROUND:

The St. George campus at the University of Toronto is one of the few Canadian university campuses without a large, student-operated community facility. Although both the Mississauga (UTM) and Scarborough (UTSC) campuses have recently-built student-run centres, the St. George Campus has relied on its numerous excellent nodes of student activity space, such as Hart House, to provide students with facilities for their activities.

Planning began in 2005 to address student activity space needs with the formation of a planning Committee which in turn produced the '*Final Report of the Committee to Review Student Activity Space on the St. George Campus*' in September 2006. The Committee's report reaffirmed the multi-nodal approach to student activity space and also proposed the development of a new larger 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 governments and other key stakeholders.

This subsequent Project Planning Committee produced an Interim Project Planning Report in June, 2007 which described a 'Student Commons' facility that would provide 24-hour student space; commuter space; multi-purpose space; club offices and space; lounge and study space; meeting rooms; diverse, healthy, and affordable food options; rehearsal space; a used book store; offices for student organizations; a food bank; workshop and design space; a bicycle repair shop; and space to provide University of Toronto Students' Union (UTSU) (the Students' Administrative Council of the University of Toronto is operating under the name University of Toronto Students' Union) services more efficiently and effectively.

Fundraising for the project was addressed by an UTSU-held referendum in October 2007, in which students voted in favour of the establishment of the levy for a Student Commons. The Levy was then approved by the University Affairs Board (UAB) in April 2008. Beginning in fall 2008, the UTSU fees for full time undergraduates on the St. George Campus would include "a new designated portion of the fee for the Student Commons Project of \$5.00 per session increasing to \$20.75 per session in the session in which the Student Commons open."

In April 2011, Governing Council approved the site assignment of 230 College Street to the Student Commons.

The Report of the Project Planning Committee was reviewed by the Vice-President and Provost and the Vice-President, University Operations at meetings of the Provost's Advisory Group, and the Executive Committee of CaPS (Capital Projects and Space Allocation Committee) and is being recommended for consideration.

HIGHLIGHTS:

Once established, the new Student Commons at 230 College Street will provide approximately 3,440 nasm of program area within renovated facilities. The centre is envisioned as a nexus of student community, co-operation and communication.

The proposed renovation of and move into 230 College Street represents an opportunity to expand on the services currently being offered to students and to create new amenities previously unavailable on campus. The Student Commons will also allow for an expansion of campus clubs services, including more meeting space, workshop/design space, more campus club office space, rehearsal space, and expand on many of the above services so that more campus organizations will have the opportunity to grow and interact with students across the St. George campus.

The general goals of the Student Commons are to enrich the social and personal experiences of students at the University of Toronto, to foster social and cultural interaction by creating an environment for groups of people from various backgrounds and viewpoints to gather, to afford an opportunity for members of like-minded groups to meet and for all to interact in a relaxed setting, and to act as a community facility that is convenient and accessible.

The Student Commons will be fully managed, operated, and governed by students under an operating agreement as described below, thereby ensuring that the Commons is operated in harmony with student values.

Since 2007, there have been detailed discussions with the Office of the Vice-Provost, Students (later including the Vice-Provost, Academic Operations and then the Vice-President, University Operations) regarding an operating agreement which addresses governance of the proposed facility. Subject to the conditions of the Student Commons Agreement (going through governance in May/June 2013), and compliance with University policies, the Student Commons will be managed by the University of Toronto Students' Union. The property is retained as a University asset. The agreement, which spans an initial period of 25 years (renewable for an additional 25 years) also addresses management structure and accountability, financing of the capital and operating costs of the Student Commons through the UTSU levy, a license for occupancy of the building and terms and conditions for sub-licensees, terms and conditions related to on-going management of the building, and other operational matters such as insurance, access and security.

Existing student groups and the UTSU executive moving into the Student Commons will free a total of approximately 695 nasm of space across campus for reallocation. As part of the relocation of UTSU's executive and services, the Stewart Observatory building and other spaces will be reallocated for other institutional purposes.

There will be no significant staging requirements as all groups moving into the Student Commons are currently accommodated in other buildings across the St. George campus. However, the Daniels Faculty of Architecture, Landscape and Design will need to be partially accommodated in interim space until their new site at 1 Spadina Crescent is ready for occupancy.

Report of the Project Planning Committee for the Student Commons at 230 College Street

The 230 College Street building should be renovated with the goal of achieving Leadership in Energy and Environmental Design (LEED) Commercial Interiors Gold certification for the new Student Commons.

At the earliest, construction for the project could begin by August 1, 2014 with the earliest possible occupancy by September, 2015.

The total estimated project cost for the facility was provided based on a gross square meter area of 6,735 gross square metres of renovations and approximately 600 gross square metre addition.

The Student Commons project is to be funded by the Student Commons Capital Cost Student Levy

- from support already collected
- and debt to be repaid with interest over a period of approximately 25 years with payment of required principal and interest payments to be funded from the planned student levy income, with that student levy income continuing until the debt is fully repaid

SCHEDULE:

Estimated schedule is:

Governing Council	- June 2013
Design Team Selection	- July/August 2013
Construction Start	- August 2014
Occupancy	- September 2015

RECOMMENDATION:

Be It Recommended to the Academic Board:

1. THAT the Project Planning Committee Report for the Student Commons at 230 College Street, dated April 16, 2013, be approved in principle; and
2. THAT the project scope to accommodate the Student Commons in a renovation comprising 6,735 gross square metres and an addition of approximately 600 gross square meters (3,439 nasm) be approved in principle, to be funded from the Student Commons Capital Cost Student Levy support already collected and debt to be repaid with interest over a period of approximately 25 years with payment of required principal and interest payments to be funded from the planned student levy income, with that student levy income continuing until the debt is fully repaid.

**Report of the Project Planning Committee
For the Student Commons
At 230 College Street**

April 16, 2013

I. Executive Summary

The St. George campus at the University of Toronto is one of the few Canadian university campuses without a large, student-operated community facility. Although both the Mississauga (UTM) and Scarborough (UTSC) campuses have recently-built student-run centres, the St. George Campus has relied on its numerous excellent nodes of student activity space, such as Hart House, to provide students with facilities for their activities.

Planning began in 2005 to address student activity space needs with the formation of a planning Committee which in turn produced the '*Final Report of the Committee to Review Student Activity Space on the St. George Campus*' in September 2006. The Committee's report reaffirmed the multi-nodal approach to student activity space and also proposed the development of a new larger 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 governments and other key stakeholders.

This subsequent Project Planning Committee produced an Interim Project Planning Report in June, 2007 which described a 'Student Commons' facility that would provide 24-hour student space; commuter space; multi-purpose space; club offices and space; lounge and study space; meeting rooms; diverse, healthy, and affordable food options; rehearsal space; a used book store; offices for student organizations; a food bank; workshop and design space; a bicycle repair shop; and space to provide University of Toronto Students' Union (UTSU) (the Students' Administrative Council of the University of Toronto is operating under the name University of Toronto Students' Union) services more efficiently and effectively.

Fundraising for the project was addressed by an UTSU-held referendum in October 2007, in which students voted in favour of the establishment of the levy for a Student Commons. The Levy was then approved by the University Affairs Board (UAB) in April 2008. Beginning in fall 2008, the UTSU fees for full time undergraduates on the St. George Campus would include "a new designated portion of the fee for the Student Commons Project of \$5.00 per session increasing to \$20.75 per session in the session in which the Student Commons open."

In April 2011, Governing Council approved three site assignments on the St. George Campus – Site 12 (100 Devonshire) to the Varsity Centre for High Performance Sport, Site 7 (1 Spadina Crescent) to the John H. Daniels Faculty of Architecture, Landscape and Design and 230 College Street to the Student Commons.

Once established, the new Student Commons at 230 College Street will provide approximately 3,440 nasm of program area within renovated facilities. The centre is envisioned as a nexus of student community, co-operation and communication.

The proposed renovation of and move into 230 College Street represents an opportunity to expand on the services currently being offered to students and to create new amenities previously unavailable on campus. The Student Commons will also allow for an expansion of campus club services, including more meeting space, workshop/design space, more campus club office space, rehearsal space, and expand on many of the above services so that more campus organizations will have the opportunity to grow and interact with students across the St. George campus.

The general goals of the Student Commons are to enrich the social and personal experiences of students at the University of Toronto, to foster social and cultural interaction by creating an environment for groups of people from various backgrounds and viewpoints to gather, to afford an opportunity for members of like-minded groups to meet and for all to interact in a relaxed setting, and to act as a community facility that is convenient and accessible.

The Student Commons will be fully managed, operated, and governed by students under an operating agreement as described below, thereby ensuring that the Commons is operated in harmony with student values.

Since 2007, there have been detailed discussions with the Office of the Vice-Provost, Students (later including the Vice-Provost, Academic Operations and then the Vice-President, University Operations) regarding an operating agreement which addresses governance of the proposed facility. Subject to the conditions of the Student Commons Agreement, and compliance with University policies, the Student Commons will be managed by the University of Toronto Students' Union. The property is retained as a University asset. The agreement, which spans an initial period of 25 years (renewable for an additional 25 years) also addresses management structure and accountability, financing of the capital and operating costs of the Student Commons through the UTSU levy, a license for occupancy of the building and terms and conditions for sub-licensees, terms and conditions related to on-going management of the building, and other operational matters such as insurance, access and security.

Existing student groups and the UTSU executive moving into the Student Commons will free a total of approximately 695 nasm of space across campus for reallocation. As part of the relocation of UTSU's executive and services, the Stewart Observatory building will be reallocated for other institutional purposes.

There will be no significant staging requirements as all groups moving into the Student Commons are currently accommodated in other buildings across the St. George campus. However, the Daniels Faculty of Architecture, Landscape and Design will need to be accommodated in interim space until their new site at 1 Spadina Crescent is ready for occupancy.

The 230 College Street building should be renovated with a view to achieving Leadership in Energy and Environmental Design (LEED) Commercial Interiors Gold certification for the new Student Commons.

At the earliest, construction for the project could begin by August 1, 2014 with the earliest possible occupancy by September, 2015.

The total estimated project cost for the facility was provided based on a gross square meter area of 6,735 gross square metres of renovations and approximately 600 gross square metre addition.

The Student Commons project is to be funded by the student levy.

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II. Project Background

a) Membership

Gail Milgrom (Chair)	Director, Campus & Facilities Planning
David Newman	Acting Director, Office of the Vice-Provost, Students
Paul Handley	Chief Administrative Officer, Student Life Programs & Services
George Phelps	Director, Project Development
Ron Swail	Assistant Vice-President, Facilities & Services
Shaun Shepherd	President, Students' Administrative Council (operating as the University of Toronto Students' Union, hereinafter referred to as UTSU)
Sandra Hudson	Executive Director, UTSU
Corey Scott	Vice-President, Internal & Services, UTSU
Adnan Najmi	Operations Coordinator, UTSU
Yolen Bollo-Kamara	Vice-President, Campus Life, UTSU
Alan Webb	Campus & Facilities Planning

With input from previous members (Spring 2011 through Spring 2012):

Danielle Sandhu	President, UTSU
Amir Bashir	Executive Director, UTSU
Meghan McPhee	Operations Coordinator, UTSU
Albi Aziz	Vice-President, Campus Life, UTSU
Jim Delaney	Director, Office of the Vice Provost, Students
Lucy Fromowitz	Assistant Vice-President, Student Life
Julian Binks	past Director, Project Development

b) Terms of Reference

1. Determine the space program for a "Student Commons" facility on the St. George Campus at 230 College Street, 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) Space for student services and organizations.
2. Demonstrate that the proposed space programs 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 all 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. Identify all data and communication requirements and their related costs.

7. Identify all security, occupational health and safety and accessibility requirements and their related costs.
8. Identify all resource implications for the proposal for the Student Commons.
9. Provide a total project cost for the Student Commons, including all aspects of the above.
10. Identify a funding plan for capital and operating costs.
11. Finalize governance of the proposed facility.
12. Report by March 2013.

c) **Background**

The St. George campus at the University of Toronto is one of the few Canadian university campuses without a large, student-operated community facility. Although both the Mississauga (UTM) and Scarborough (UTSC) campuses have recently-built student-run centres, the St. George Campus has relied on its numerous excellent nodes of student activity space, such as Hart House, to provide students with facilities for their activities.

In the early 1970s, enterprising students from the Faculty of Architecture undertook a study to determine the best location for a student centre but the outcome of the study *Campus as a Campus Centre* was that no one single existing location could adequately meet the needs of the student population. The multi-nodal model, also articulated by the 1999 Task Force on Student Activity Space, is considered a progressive approach for major universities as it addresses the unique nature of large campuses and the diverse characters of their many student communities. On the St. George Campus these nodes range in size from the large, Hart House, to the medium, the Multifaith Centre and the Centre for International Experience, and to the many smaller college and faculty-based lounges located all over the campus.

However, by the summer of 2005, interest in an additional large node with a specific student focus became apparent and a Committee was established to review both the current University approach to student activity space and the extent to which the multi-nodal approach continues to serve the needs of the students on the campus. The Committee was charged with articulating the potential need for an additional large node of student activity space on campus to serve space demands which are not currently being addressed. In the *Final Report of the Committee to Review Student Activity Space on the St. George Campus* (September 2006), the Committee reaffirmed the multi-nodal approach to student activity space and also proposed the development of a new larger 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 governments and other key stakeholders.

The Project Planning Committee, established in October, 2006, met on numerous occasions. The members toured the newly constructed Ryerson Student Centre and had the benefit of hearing presentations on student spaces and centres found at several other universities. The University of Toronto Students Union (UTSU) stated that they did not want simply a ‘Student Centre’ because of the proliferation of smaller student centres of activity throughout the campus. Rather, they

sought to create a ‘Student Commons’ which would add another space for students to find community.

In April 2007, the Committee submitted an Interim report to Governing Council, identifying a proposed site, space program (3,282 nasm) and a potential range for the estimated total project cost. The Interim Project Planning Report, approved by the University’s Governing Council in June 2007, described a ‘Student Commons’ facility that would provide 24-hour student space; commuter space; multi-purpose space; club offices and space; lounge and study space; meeting rooms; diverse, healthy, and affordable food options; rehearsal space; a used book store; offices for student organizations; a food bank; workshop and design space; a bicycle repair shop; and space to provide UTSU services more efficiently and effectively. The 2007 Report identified Site 12 (from the University of Toronto Area Part II Plan) as a desirable location for the building.

Over the summer of 2007, UTSU worked with Campus & Facilities Planning to refine and further develop the space program, engaging in consultation with numerous user groups. Room data sheets were prepared, from which Capital Projects provided a high-level project cost estimate of \$30 million.

UTSU held a referendum in October 2007, in which students voted in favour of the establishment of the levy for a Student Commons. The Levy was then approved by the University Affairs Board (UAB) in April 2008. Beginning in fall 2008 the UTSU fees for full time undergraduates on the St. George Campus would include “a new designated portion of the fee for the Student Commons Project of \$5.00 per session increasing to \$20.75 per session in the session in which the Student Commons open.” (The \$20.75 fee consists of \$14.25 for construction and \$6.50 for operating and capital renewal.) The referendum question included a provision for the levy to be “adjusted annually to a maximum of ten percent (10%) in order to address inflationary cost increases.”

However, in April 2010 it appeared that the development of Site 12 would not take place at the originally anticipated pace and the University began exploring other sites for the Student Commons. The University then proposed the building at 230 College Street as the new site. Preliminary estimates of the cost of operating that facility suggested that they would be similar to Site 12 but that the capital cost, now that it would be for renovations rather than new construction, would be less. As well, a draft “test fit” demonstrated that all of the initially proposed space requirements could fit into the existing building with additional space available. At a consultation meeting with levy group representatives, UTSU recognized clubs representatives and college council representatives the proposal was met with an overwhelmingly positive response. UTSU continued to consult with stakeholders, sustainability and accessibility experts and with legal counsel and in November 2010 at a Stakeholders Consultation meeting it was recommended that UTSU accept the proposal to relocate the Student Commons to 230 College Street, pending acceptable financial arrangements.

In April 2011, Governing Council approved three Site assignments on the St. George Campus – Site 12 (100 Devonshire) to the Varsity Centre for High Performance Sport, Site 7 (1 Spadina Crescent) to the John H. Daniels Faculty of Architecture, Landscape and Design and 230 College Street to the Student Commons. Implementation of the capital projects described for

each of these development sites was to occur after approval of final project planning reports for each, outlining the space program, total project costs and funding sources.

Planning for Site 7 for the Daniels Faculty of Architecture, Landscape and Design began in the spring of 2011. It was anticipated that given the complex nature of the project and the site, the need for municipal approvals, heritage issues, and design review processes, the planning, design and approval of the project could take up to two years. The final project planning report outlining the details of development on the site for the Daniels Faculty of Architecture Landscape and Design would 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.

d) Governance

In 2006, during the development of the Interim Project Planning Committee Report, the Committee's site visit to Ryerson included a short information session on the planning and operations of their new facility. The Committee also discussed the models for governance for Hart House and the UTSC Student Centre. 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 a plan for management and operation of the facility prior to finalization of the final Project Planning Committee Report.

Since 2007, there have been detailed discussions with the Office of the Vice-Provost, Students (later including the Vice-Provost, Academic Operations and then the Vice-President, University Operations) regarding an operating agreement which addresses governance of the proposed facility. The memorandum of agreement is to be submitted to Governing Council for approval in June 2013. Subject to the conditions of the agreement, and compliance with University policies, the Student Commons will be managed by the University of Toronto Students' Union. The property is retained as a University asset. The agreement, which spans an initial period of 25 years (renewable for an additional 25 years) also addresses management structure and accountability, financing of the capital and operating costs of the Student Commons through the UTSU levy, a license for occupancy of the building and terms and conditions for sub-licensees, terms and conditions related to on-going management of the building, and other operational matters such as insurance, access and security.

e) Space Requirements

Existing Space - UTSU & Related Groups

The University of Toronto Students' Union (UTSU) is currently based in the Stewart Observatory on the St. George campus, where they occupy 304 nasm. Associated Student Levy-funded groups occupy a total 744 nasm of space distributed across the campus in the North Borden Building (234 nasm), 256 McCaul (75 nasm), Sussex Court (47 nasm), 215 Huron Street (48 nasm), Earth Sciences (13 nasm), Koffler House (13 nasm) and Sir Daniel Wilson (10 nasm).

By Group	Area (nasm)	By Building	Area (nasm)
Levy Group Space:			
Sex. Ed. Centre	47	North Borden Building	234
OPIRG	18	256 McCaul Street	75
Women's Centre	106	Stewart Observatory	304
Access Centre	48	Sussex Court	47
UTERN	12	215 Huron Street	48
LGBTOUT	10	Sir Daniel Wilson	10
Other Groups:			
Bike Chain	111	Earth Science	13
Foodbank/Clothing	13	Koffler House	13
The Newspaper	75	Total	744
UTSU Offices	304		
Total	744		

All of the groups listed above are to be relocated to 230 College Street however vacated space in Sussex Court will revert to temporary usage for student clubs. Consequently, a total of approximately 695 nasm of space will be available to be re-allocated for other institutional purposes following the completion of the Student Commons.

(Appendix 2 provides a detailed space inventory)

230 College Street - Proposed Location of the Student Commons

The existing building was purpose-built for the Royal College of Dental Surgeons and its Infirmary in 1909, by the architecture firm of Burke, Horwood & White. It was enlarged to its current size in 1920 by Molesworth, West and Secord.

230 College Street is currently home to the Daniels Faculty of Architecture, Landscape and Design. Significant improvements and modernization took place when the School of Architecture took possession of the building in 1961, including a reconfiguration of the front stairs, reduction of the lobby height and the construction of a library in the basement. Incremental changes that took place between 1961 and 1997 were minor in nature. During 1998-2001, the first floor offices were renovated and the library was relocated to a new space on the second floor. In 2001, improvements to the exhibition spaces were completed. Over the years, the Daniels Faculty has optimized the configuration of the facilities to suit their programmatic needs. The building currently provides 4,128 nasm of assignable program area (details in Appendix 1) within a total gross area of approximately 6,735 gsm. This represents a very efficient nasm to gross area gross up factor of 1.6. It is anticipated that a renovation of the building for its new use as the Student Commons will result in a reconfiguration of the space that may somewhat lower the net efficiency of space use.

230 College Street – Area by Floor

	<u>Nasm</u>	<u>Gross</u>
B01	659	1,219
M01	185	675
1st	830	1,336
2nd	563	1,057
3rd	783	1,069
4th	884	1,060
5th	224	320
Total	4,128	6,735

The following characteristics of the existing building have been noted:

- The existing office area located on the main floor of the building was renovated in 2001 and presents a significant asset of high-quality administrative space. This space could be repurposed for use as UTSU offices with minimal renovation.
- Existing faculty offices on the second floor are of adequate size (approximately 13 nasm) and could be repurposed, with some minor renovation, for similar administrative uses.
- There are existing workshop facilities on the basement level that have been recently upgraded with the addition of a modern dust collection system. However the space lacks a suitable shipping and receiving area for materials at grade and the existing freight elevator is too small to be of any use in moving materials to the basement. Part of the space could be repurposed for use as a basic student construction workshop with minimal renovations.
- Existing third and fourth floor areas are largely devoid of partitions and present economical opportunities for repurposing.
- The smaller fifth floor is also largely open plan although it is not currently accessible by the existing elevator, which only goes up to the fourth floor.

COU Space Guidelines

As part of the tri-annual Council of Ontario Universities (COU) space survey, the University of Toronto conducted an overall analysis of its space in 2010/11. The analysis identified that the St. George Campus currently accommodates a total of 55,553 nasm of Student and Central Services space including 19,961 nasm of Student Activity Space.

Applying the COU guideline of 2 nasm per FTE student (2 x 47,659) for Student and Central Services would generate 95,318 nasm for this broad category of space while using a COU factor of 0.5 nasm per FTE student (0.5 x 47,659) for Student Activity Space would generate 23,829 nasm.

This project will provide an additional net increase of approximately 2,730 nasm of student space, which will bring the Student and Central Services' total inventory to 58,388 nasm and the Student Activity Space total to 22,691 nasm or 61% and 95% of the COU suggested allocations respectively. For reference, in 2010/2011, the average nasm per student for Student Activity Space in Ontario post-secondary institutions was 0.3 or 60% of the suggested space allocation.

III. Project Description

a) Vision Statement

As articulated in the referendum question and by UTSU, the Student Commons is envisioned as a nexus of student community, co-operation and communication. The general goals of the Student Commons are to enrich the social and personal experiences of students at the University of Toronto, to foster social and cultural interaction by creating an environment for groups of people from various backgrounds and viewpoints to gather, to afford an opportunity for members of like-minded groups to meet and all to interact in a relaxed setting, and to act as a community facility that is convenient and accessible.

The Student Commons will be fully managed, operated, and governed by students under an operating agreement as described above, thereby ensuring that the Commons is operated in harmony with student values.

The 230 College Street building should be renovated with the goal of achieving Leadership in Energy and Environmental Design (LEED) Commercial Interiors Gold certification for the new Student Commons. Recognizing also that accessibility is a priority, the renovations will meet the University of Toronto's Accessibility design standards, where feasible and given the existing conditions.

At various Student Centres across Canada, there are a number of services provided by the students' union. Currently, the UTSU provides many free and/or discounted services to students. These services include:

- discounted TTC metropasses, movie and event tickets
- TTC Identification cards
- a print/copy service
- Health and Dental plans,
- the UTSU Book Exchange,
- a Food and Clothing Bank,
- an Equity Garden,
- Dollars for Daycare grants,
- Good Food Boxes,
- Book Bursaries,
- Income Tax clinics,
- International Student Cards,
- a Fax service

As student membership has increased over the past decade, so too has the need for many of these services to expand. The Student Commons will permit UTSU to meet the increased demand for services by acting as a hub for student services, allowing the Union to streamline service delivery through a services counter, and to add new services as necessary. Furthermore, the Student Commons will provide dedicated space for many of the student services which currently operate out of impermanent spaces across campus. With dedicated space, UTSU will be able to expand

many services such as the Food and Clothing Bank, Good Food Box, Metropass sales, and Income Tax clinics, to fulfill the increased demand for these services.

Some of the new services that the Student Commons will be able to accommodate include space for study groups and/or events, an accessible computer lab, a food court/cafeteria with a focus on healthy, affordable and diverse food options, lounge/study space, multi-purpose space, a copy/print centre, commuter space, and lockers.

In addition to the general services mentioned above, the UTSU provides many services to university campus clubs and levy groups including:

- Funding
- Free photocopies and printing
- Banner printing
- BBQ, coffee urn, sound equipment, and water barrel rentals
- Mailboxes
- Space booking and support for events
- Executive training sessions

The Student Commons will also allow for an expansion of campus clubs services, including more meeting space, workshop/design space, more campus club office space, rehearsal space, and expand on many of the above services so that more campus organizations will have the opportunity to grow and interact with students across the St. George campus. The proposed renovation of and move into 230 College Street represents an opportunity to expand on the services currently being offered to students and to create new amenities previously unavailable on campus.

Key features of the new Student Commons include:

- A destination food centre, offering a range of alternative fare in a unique space that combines lounge and food amenities.
- Bookable spaces that include meeting and study rooms of various sizes, a dance/performance rehearsal space, multi-purpose space, and more.
- The consolidation of a variety of student clubs, levy group services and UTSU offices and services in one location.

b) Space Program

The space program for the Student Commons is 3,440 nasm:

	# Rms	Nasm	Total Nasm
Main Floor Services			
General Inquiry Desk, Services Counter	1	15	15
3 Workstations	1	17	17
Staff Offices, Semi-Private	2	16	32
			64
UTSU Offices			
Executive Offices	3	13	39
Staff Offices, Semi-Private	5	13	65
Staff Offices, Shared	3	13	39
Workroom, 6 stns	1	37	37
Reception	1	9	9
Kitchen and Lounge	1	20	20
IT Server Room	1	8	8
Office Supplies and Storage	1	5	5
Secure Archive Storage	1	12	12
			234
Lounge, Study, Food Services, Etc.			
Lounge, Multipurpose (Main Floor)	1	varies	140
Lounge (Second, Third Floors)	2	varies	365
Kitchenette/Servery (Third Floor)	1	10	10
Lounge / Food Court	1	varies	170
Food Vendor (w/o Kitchen)	2	20	40
Food Vendor (w/ Kitchen)	2	45	90
			815
General Meeting Rooms			
6 seat meeting room	5	12	60
10 seat meeting room	1	19	19
12 seat meeting room	3	24	72
15 seat meeting room	1	30	30
20 seat meeting room	1	44	44
60 seat meeting room	1	150	150
Multipurpose Space (Room 1)	1	210	210
Multipurpose Space (Room 2)	1	150	150
AV Support Space	1	6	6
			741
Levy Group Space			
Sex Ed Centre Offices	1	25	25

Sex Ed Centre Consulting Room	1	12	12
OPIRG offices	1	25	25
LGBTOUT Offices	1	25	25
LGBTOUT Consulting Room	1	12	12
Women's Centre Offices	1	25	25
Women's Centre Resource Centre	1	12	12
Access Centre Offices	1	30	30
Access Centre Consulting Room	1	15	15
Access Centre Accessible Computer Lab	1	30	30
UTERN Offices	1	25	25
Kitchenette/Servery (Second Floor)	1	10	10
			246
Campus Clubs			
Offices, Small	40	7.4	296
Offices, Medium	12	12	144
Offices, Large	4	17.5	70
Kitchenette/Servery (Fourth Floor)	1	10	10
			520
Other Groups			
Bike Chain Workshop	1	50	50
Bike Chain Storage	1	40	40
FoodBank&Clothing Service Counter/Pantry	1	35	35
FoodBank&Clothing Storage	1	25	25
The Newspaper Office	1	16	16
The Newspaper Workroom	1	26	26
The Newspaper Storage	1	8	8
			200
Other Services			
Rehearsal Space (Large)	1	155	155
Rehearsal Space (Small)	1	90	90
Construction Workshop	1	125	125
Copy Centre	1	54	54
Book Exchange Storage	1	35	35
Table & Chair Storage	1	140	140
Lockers	1	20	20
			619
Total Area (NASM)			3,439

*(The space program in the 2007 Interim Project Planning Report for Student Commons was 3,282 nasm)

In addition to the assignable program areas above, the following non-assignable spaces are also required:

- Basement: Closet with ground level slop sink

- Lower Mezzanine: Storage with ground level slop sink, change room with sink, and office for caretaking staff.
- Main Floor: Closet with ground level slop sink.
- Second, Third and Fourth Floors: Each with a closet with ground level sink.
- Fifth Floor: Closet with ground level sink (only required if no elevator access is provided).
- Washroom with shower facility for use by bicyclists
- Washrooms with ablution facilities adjacent to multi-purpose rooms

A number of these spaces already exist in the current building and could economically be reused with minimal renovation.

Although the feasibility of including a multi-story open space is unclear as it would reduce the overall usable floor area and could have additional cost and code implications beyond what has been included in the estimate for this feature, the committee would like to explore the proposal as it could provide a greater sense of interconnection within the multi-storey building by allowing views between floors.

Typically when planning a new institutional building, a gross up factor between 1.8 to 2.0 times the net assignable area is applied to estimate a total project gross area – thus for the Student Commons a range of 6,300 sq.m. to 6,900 sq.m. would be required. With the addition of an elevator/stairwell the expected gross area of the building will be approximately 7,335 (6,735 gross existing plus 600 gross addition). This is ample space for the proposed space program within the existing building envelope.

c) **Functional Plan**

The Committee considered the ways in which the existing configuration of the building could be used with minimal renovation – for example, the existing offices on the main floor - and where program demands would require more significant reconfigurations, such as the food court, lounge spaces and multi-purpose rooms. A test fit of the space program to the existing building was developed and is presented in Appendix 5. Overall the test fit demonstrated that the space program will be well served by the building.

Student Commons Main Floor: Lounge & Food

The primary entrance to the Student Commons will be located on College Street. This entrance should be easily identifiable from the exterior. The building's existing accessible entrance from Huron Street should also be indicated clearly.

The lobby will contain or sit adjacent to a number of functions, including a central counter for inquiries, ticket and TTC pass sales. It should be a space that is light, open, friendly and welcoming. A lounge space with comfortable chairs and couches should be a central component of the space, facilitating formal and informal social gatherings, casual studying and reading, the showing of movies, etc.

Facilities for food vendors and a dining area should be directly accessible from the lobby space. This food service complex is to provide convenient, nutritious dining, but will also enhance this part of the building as a meeting place within the Student Commons. The food service area should blend with the lounge amenities on the main floor. The goal of the food and lounge area is to provide a destination and gathering space for students, a unique amenity that will have the ability to foster a sense of community for the student body.

Seating areas in the food lounge area should provide a variety of seating types and configurations (single seats, stools, tables for groups, loose, fixed, etc.).

Appropriate areas to fulfill the service requirements of the food vendors should be provided. There are broader renovation design implications as the vendor service spaces must have an adequately sized service route to connect with the building's loading facilities and garbage, compost and recycling facilities. Routing for exhaust ducting may also have an impact on the potential vendor kitchen locations.

Sufficient public washrooms should also be provided on or close to the main floor, in proximity to the food and lounge areas. This may entail augmenting the existing washroom capacity.

There is an interest in being able to obtain Beverage Services special event liquor licenses for certain areas of the building (Third Floor patio for example) therefore the renovation designs must also comply with any licensing requirements by defining the proposed areas and addressing access and egress requirements. This will require a separate approval process.

Provisions should be made for display spaces, LCD monitors, newspaper stands, benches and computer terminals.

UTSU Offices

The UTSU offices should be located close to the Levy group space but may be separated by floor level. It is envisioned as a self-contained space, with a reception area, offices for staff and executive, a boardroom, a multi-purpose room, a copy room and storage. The staff offices are to be located close to the reception, with executive offices behind. The existing main floor suite of offices at 230 College could be an appropriate fit for this function.

A kitchenette should be located so that it can be easily accessed by UTSU.

General Meeting Rooms

There are several meeting rooms planned for the Student Commons in a range of sizes, varying from 6 to 30 person capacity. These rooms are intended for use by all students, and preferably booked through an open system. The rooms should be comfortable, accessible and be located near student club space. Larger meetings could be accommodated in one of the multi-purpose rooms.

Some existing rooms at 230 College may be easily re-used as meeting rooms. Existing room 208 may be re-used as is and existing rooms 201, 306, 307, 308, 310, 311, 312, 313, 314 may be re-used with light renovations.

The multi-purpose room(s), which may be used as multi-faith worship space, should be kept separate from loud or boisterous functions or activities. If possible, the entry door should be located at the rear of the room, typically the western wall, so that occupants can face east without interruption. Separate ablution/washing areas for males and females are to be provided. These spaces should be warm and welcoming, preferably with options for both natural and artificial lighting. Careful provision should be made so that these rooms could function well as multi-purpose spaces when not in use for multi-faith worship activities. The U of T Multifaith Centre has developed a list of practical suggestions for the construction of flexible multi-faith space on campus.¹

Two large spaces in the existing building may be effectively repurposed as large multipurpose spaces suitable for a variety of events. These spaces should have high ceilings. Projection and screening equipment, moveable tables and stackable chairs will be required.

Levy Group Space

Offices and workspace will be provided for a variety of levy-funded student groups. This space should be clustered together, potentially on its own floor or within a specific area of the building. Each group has distinct needs beyond general office space. Additional facilities for private meetings, counseling or resource libraries will be required as per each group's mandate. Ideally these Levy group spaces could share common areas such as a small kitchenette and a centralized waiting area/lounge.

Campus Clubs

Office, storage and meeting space will be required for other campus clubs. This space should be clustered together, potentially on its own floor or within a specific area of the building. The clubs area will have a number of medium sized enclosed offices and a large number of lockable cubicles providing small offices.

Other Groups

Other student-oriented groups will be situated throughout the Student Commons.

A basement or mezzanine level location is envisioned for BikeChain, which requires a working space for bike repairs, tune-ups, workshops. This space should be well-ventilated and preferably

¹ User participation in the planning process is critical in the development of multi-faith space:

1. The goal is to develop "flexible space" suitable for multi-faith worship and programming, but also other programming.
2. A completely flat surface is ideal with movable accoutrements including worship rugs, folding tables, easily stackable chairs, yoga mats and cushions. These accessories should be readily available and not locked up. This allows each faith community to set up and take down the arrangements it needs for its specific spiritual practice. This flexible arrangement also allows for a variety of other programming needs.
3. An immediately adjacent washroom is a must including a floor level tap for foot washing (including warm water services). Additional accommodation of some type should be provided for individuals who are seated while foot washing.
4. The space should be reasonably soundproof to allow for meditation in the room and for the consideration of occupants of others rooms, as there may at some point be guitars, singing, chanting or drumming.
5. Assume food will be eaten in the room and install the appropriate flooring. Many spiritual traditions involve the consumption of food.
6. There should be no religious iconography, especially figurative art in the room itself so that each faith community has a neutral space in which to work.

have direct access to the exterior. Adjacent storage to the main working area is required for the bike-lending program.

Other groups such as Foodbank and the Newspaper, have distinct needs beyond general office space. The Foodbank should have an easily accessible yet discrete location. A small, common kitchenette could be provided so as to be accessible to as many of these groups as possible.

Other Services

Additional student services include photocopy facilities; a book exchange; a large rehearsal room for dance and music events; a basic construction workshop; table and chair storage; and student lockers. With the exception of the construction workshop, these services should be located close to the main areas of student activity. They should be easily accessible and identified. Ideally, lockers should be scattered throughout the student space, so as not to overwhelm one particular area. It is possible that the existing construction workshop located in the basement can be re-used with minimal upgrade.

Exterior Courtyard/Outdoor Patio – 3rd Floor

The existing third floor patio space presents an opportunity to create a unique feature for the Student Commons. The proposed third floor exterior courtyard/rooftop patio will serve as the primary outdoor activity space of the Student Commons facility.

With some renovation, this outdoor space will provide a green amenity space with access from the adjacent third floor building areas. Provision should be made to ensure that the patio's surrounding walls be non-scalable to a minimum height of 3 metres. Costs related to the third floor patio are part of the initial overall capital costs of the project.

Rooftops and Safety

For safety reason, any accessible outdoor rooftop area must be surrounded by non-scalable barriers, walls, or building faces to a minimum of 10' in height. Building code restrictions will limit the maximum occupancy of any rooftop areas and will dictate the means of egress.

Rooftop – Fifth floor

The uppermost rooftop area (accessed from the fifth floor level) is currently in use as an outdoor research area by the Green Roof Innovation Testing Laboratory (GRIT) and will continue to be used for this activity until sometime in 2018.

Following repatriation of the rooftop space, this area is to be designated for use as a working garden (i.e. Green Roof) under the stewardship of UTSU.

Conversion of the rooftop area following the completion of the GRIT research project represents a later phase of the Student Commons project.

Access to the uppermost rooftop area is to be controlled via security card swipe. All students wishing to access the Green Roof must be recognized by UTSU and are required to follow the procedures as described in the 'Union Green Roof Gardening Operational Policy' (Appendix 11).

The existing roof is currently not barrier-free accessible as this area of the building is not served by an elevator or ramp. Other non-elevating device or ramp accessibility design principles will be considered and incorporated into the design of the later conversion, where feasible.

The University will be indemnified for any damages to the roof membrane or voiding of the warranty as caused by student use of the roof. In addition, the existing roof anchors must be protected from damage and any use of the rooftop will need to ensure the anchors do not present a safety hazard for students.

In the interim, the GRIT team would welcome participation, pending detailed application and training requirements provided by GRIT, by students in the research project and, in preparation for hand-over, GRIT staff would mentor students in the technologies involved with maintaining successful roof top gardens. The green roof equipment is likely to move to another location at the end of the project.

Functional Plan floor plan diagrams (Appendix 5), developed as a test fit plan in consultation with UTSU, illustrate a possible configuration of program areas throughout the building.

d) Building Considerations

Standards of Construction

While it is expected that the renovation will be able to achieve a LEED Commercial Interiors (CI) Silver rating with certification, the project team should strive to achieve a LEED Commercial Interiors (CI) Gold certification within the limitations of the project budget.

The project's design and construction shall adhere to the University of Toronto's Facilities and Services and Capital Projects Design Standards. Details can be found at:
www.fs.utoronto.ca/aboutus/design.htm

Building Components & Systems

The proposed project will likely be a mix of minimal and moderate renovation with some areas undergoing more significant renovations. This section summarizes renewal needs that should be undertaken in order to address the limitations of the existing services and infrastructure and provide the enhancements required to properly service the re-purposed building. The information provided has been collected from consultants' audit reports as well as the experience and knowledge of Department of Facilities and Services. It is anticipated that detailed engineering studies will be required during the implementation of the project.

Heating, Ventilation and Air Conditioning

- The building is not centrally ventilated or air conditioned. There are two heating/ventilation units that provide ventilation for the basement, mezzanine floor and a small area of first floor. Partial areas of the first floor, second floor, third floor and fourth floor are air-conditioned via the two roof top A/C Units sized at 30 tons each (1999) with VAV boxes. There is an art gallery located on the first floor and is air-conditioned via a standalone A/C Unit installed in 2001. There is also a standalone ventilation fan located on the roof that serves the paint shop in Room 403 and is heated by natural gas fired burner. The building sanitary exhaust fan and other exhaust fans are located on the roof. The areas that have no ventilation rely on opening of the windows for fresh air. It is intended to retain the existing A/C systems, and add new equipment to serve the currently non-air-conditioned space.
- Current exhaust system for CNC machine (rm 063/064A) does not conform to MoE requirements. FALD dropped pursuing this item when it was determined they would be moving. It is assumed that the re-purposing of the building will eliminate this exhaust system.
- The building is heated via a central Hot Water Heating System using the high temperature hot water from the Central Power Plant as the primary source. This hot water system is controlled via an ambient type pneumatic control and provides hot water heating to the perimeter radiators throughout the building. The radiators have individual pneumatic controls valves activated by local stats. It is intended to retain this system with modifications as required for the new layouts.
- The domestic hot water for the building is served from a storage tank located in the basement and is heated via a standalone hot water heat exchanger with electric backup. The tank and the heat exchanger were replaced in 2007 and it is intended to retain them.
- Generally, all of the above mentioned equipment is in good working order but the two main hot water heating system converters are original and may need replacement along with the pumps in the near future. The other items that would need attention are the local thermostats, controls valves and manual shut off valves for the heating radiators and the two older heating/ventilation units. The standalone A/C units and exhaust fans are in good shape and should be retained. It is recommended that the duct work for the two A/C units on the roof be inspected and re-insulated. It is also recommended that remote monitoring/alarming and control of the primary HVAC systems be installed.

Plumbing

- Some plumbing infrastructure has not been upgraded in the building; as a result there are a number of calls for plugged, overflowing toilets and leaking faucets. Water pressure is subject to fluctuations.
- Code review has indicated that the building requires a total of 9 male water closets and 12 female water closets. There is sufficient existing capacity for the male water closets however 4 existing unisex washrooms are required to be assignable for female

- use. One additional female water closet is required to be provided for code compliance.
- Within the complement of washrooms to be provided, there should be at least one unisex/gender-neutral washroom allocated per floor level.
 - Washrooms that have been renovated or built in the past 12 years will be retained. Older washrooms will get renovations as needed to bring them up to today's standards. There should be a new accessible washroom provided at all floors that do not have them now.

Electrical Power

- Since little additional load is anticipated, there is probably no need to upgrade the size of the service. However, due to the effects of aging, the existing feeder cable and distribution panel may need to be replaced.
- The existing distribution of power on the 3rd and 4th floors should be reviewed for safety reasons as it is carried through a live channel then distributed via a mobile clamp to a hanging outlet.
- Other than those areas which remain as is, much of the building will receive new lighting, with switching and controls to meet LEED standards.

Emergency Power

- Currently, emergency power is available in the building from the generator at the Central Steam Plant for life safety purposes. The existing emergency distribution is via a small 15kVA transformer with limited capacity feeding a few 120/208V circuits of exit and emergency lights. Depending on the additional emergency power requirements for the renovations, a new 600V emergency cable and transformer may have to be installed in the electrical room

Elevators and Exits

- When the existing hydraulic elevator was re-worked a number of years ago, the hole and piston were made long enough to accommodate one additional floor if a stop is moved to allow this. Hydraulic elevators are limited to service a maximum of 6 floors with a preference for 5 levels.
- Although the existing passenger elevator piston has been sized to allow for vertical expansion to the fifth floor, the existing elevator's location is not suited to readily providing a connection to the existing fifth floor rooms.
- Following preliminary building code review, a new dedicated exit stair/ elevator/ service entry addition is recommended and would be able to provide barrier-free access to all levels of the building including the fifth floor level. The exact design of this addition must be carefully considered in order to provide a connection to the existing fifth floor space. Further structural investigation would also be required to assess the structural impact of such a proposal.
- With some upgrades to doors and to the Huron exit lobby, the north-west stair can be considered as one of the required exits.
- Preliminary code review has indicated that an additional exit stair for the building is recommended to: improve exit capacity and hence allow higher occupant loads; serve each floor with an additional exit stair leading directly to grade; relieve dead end

- corridor conditions. Additional life safety study is required as part of the project's detailed design process.
- By sprinklering the building, it may be possible to open up the main south stair as a more attractive convenience stair. Please refer to Appendix 14, Preliminary Building Code report for more detailed information.

Structural

- Structural consultants should be mindful in calculating capacities for 'speed tile' construction related to the renovation.

Building Envelope

- The roof was replaced a few years ago. The brick façade is in relatively good shape with spalled bricks, mortar joints and a chimney in need of attention. There is evidence of water infiltration into the original basement of the building. Cracks in a structural concrete beam and a wall in the breezeway were monitored by a gauge and will require structural evaluation if there is further displacement. Wooden frame windows will require repair and repainting or replacing. Third and fourth floor windows have little or no thermal value or screens. The project budget includes for the complete replacement of windows throughout the building.

Hazardous Materials

- Appendix 10 includes an overview of the presence of asbestos-containing materials within the building. Detailed information can be obtained from the University's asbestos inventory system upon request.
- Prior to planning any renovation or demolition project a pre-construction survey must be carried out.

Fire Protection

- Sprinkler & Standpipe – upgrade main supply and fire pump, sprinkler entire building
Sprinklering of the entire building is recommended. Currently, the basement is only partially sprinklered, sharing a common 4" water main supply with the standpipe system and domestic water supply. Standpipe fire hose cabinets are installed throughout all floors, with an associated fire pump. The current fire protection water supply size will not likely be adequate to provide domestic and fire protection water throughout, as would be required by Code, for any major renovation (the building would be required to be fully sprinklered), and a new higher capacity fire pump will be needed. Also, the existing partial sprinkler system serving the basement should be redesigned and upgraded to current standards, to be consistent with the new installation in the rest of the building.
- Fire Alarm – replace and upgrade
The existing fire alarm system is limited with respect to additional zones. The entire building will need to be upgraded with sprinkler protection, and the associated additional fire alarm zones will exceed the expansion capacity of the current fire alarm system.

Signage

- The building sits within an Institutional municipal zone, within which the City's signage by-law allows first-party signage (i.e. a sign reading "Student Commons" is permissible). Size and illumination restrictions apply.

Heritage

While the existing building is neither an officially designated nor a listed heritage structure, the project's development should take into consideration the building's proportions, materials, and any construction detailing of significance and respond appropriately to the building's existing elements and character. The building was designed by one of Canada's most prominent architectural firms of its time. Burke, Horwood and White designed numerous commercial, institutional and religious buildings throughout the country, while making use of modern, technological innovations in design and construction. In 1896, the firm designed the Robert Simpson store in Toronto, which became the country's first building to employ a curtain wall system.

Accessibility

The University of Toronto is committed to ensuring that its buildings and services are accessible to persons with disabilities. Compliance with the University's Barrier Free Accessibility Design Standards is required for all new construction and renovation projects at the St. George campus. Design teams are required to submit the checklist to the University at 75% completion of the Design Development. Neither the ODA, nor the University, requires full adherence to the standard.

For renovation projects, particularly of older buildings, there may be some recommendations that are very difficult or impossible to implement. However, design teams must provide written explanation in the event of non-compliance. In the case of a heritage building where it is either prohibitive from a heritage maintenance perspective, or is cost prohibitive, the University has a policy of accommodation elsewhere on campus.

A final version of the Proposed Accessible Built Environment Standard (Ontario Building Code elements) is currently under review. Once legislated, it will apply to new projects, major retrofits, common space and circulation areas, and change in use.

A Universal Design consultant is required for all Capital Projects on all three campuses. The outside consultant ensures that accessibility is incorporated from the outset of a project and that accessible, barrier-free expertise will inform decisions throughout the design process.

Vertical access within the building needs to be improved along with fire safety.

Personal Safety and Security

The Student Commons will be operational throughout the week, 24 hours a day. The building design must allow for student access to certain areas as required and as allowed, safely and easily. At the same time, the design must be sensitive to the needs of the users whose activities require security after hours, and thus require restricted access to certain building users, and to the general public. In all likelihood, the building's entry doors will be locked to general public outside of business hours.

A security analysis must be undertaken with Campus Police representatives during the schematic design stage of the project.

Options should be investigated in order to implement a solution whereby all students could gain access to the building via the main entry doors. Additional controls on zones within the building could provide the security required to limit access to non-public building areas. TCard use for this access solution is being explored.

A detailed security plan will need to be developed for each room, zone or floor, and factored into the design of the building to ensure functionality, accessibility and security objectives are all met simultaneously.

Additional building lighting at the Huron and College Street entrances may be useful in providing an added sense of safety for building users.

Keying Systems

Fob access should be used instead of hard key systems wherever possible. The existing building has a relatively new fob security system on most exterior and some interior doors that could be reused and expanded.

CCTV Systems

For safety reasons, security cameras may be required in stairwells as these areas are often difficult to survey.

Computing and Communications

The Student Commons will require a variety of systems and resources to support a seamless student experience. Students extensively use wireless laptops to access a variety of web applications and resources such as email which have become essential tools of their learning experience outside the classroom.

Sufficient duplex receptacles will be required in all areas where students congregate (laptop usage) where there is temporary or fixed seating, i.e. meeting rooms, corridor areas, lounges, new cafeteria, coffee shop, student meeting and study space, etc.

A wireless network will be required in all spaces throughout the entire facility. The building currently has a wireless network infrastructure throughout most areas that could be augmented for use by the Student Commons.

Subject to the University's information technology and communications policy framework and agreements with service providers, the building will be connected to the St. George campus network backbone and the wireless network infrastructure will continue to be managed through ITS.

Sustainable Design and Energy Conservation (LEED Commercial Interiors Gold)

Treating the existing building at 230 College as a material resource to be reused is consistent with first principles of sustainability. It is expected that this project will create a high performance building that is energy efficient, offers exemplary Environmental Quality (IEQ) and minimizes its effects on the wider natural environment.

Better environmental designs can significantly reduce operating costs over the life of the building; conversely, a poor design can add considerably to not only operating costs but also can provide a less than comfortable working environment for its users.

The University's *Design Standard Part 1, Section 5 (Environmental Design Standard)* contains a draft revision (*December 14, 2011*) that recommends using CaGBC's LEED 2009 Silver certification as a minimum target for new construction and major renovations. Given the University's commitment to LEED, this project can serve as a positive example for sustainable building on campus. In particular, given the student body's interest in promoting progressive sustainability, this project should strive for LEED Commercial Interiors Gold certification.

The design team should pay particular attention to:

- minimize energy use for heating, cooling and lighting through upgrades to the building's windows and potential re-design of mechanical and electrical systems, as well as the use of low energy fixtures in combination with natural daylight and task lighting wherever possible;
- water conservation through the use of water saving fixtures and close-looped equipment cooling systems;
- provision of recycling depots for source-separation of waste throughout the building to meet the needs of the University's recycling and waste reduction programs;
- provision of appropriate food waste receptacles to contain the food service related garbage in particular given the new central cafeteria and kitchens, as well as local area kitchens in the space program
- creating a sufficiently large central area for the consolidation of and access to recycled materials and waste,
- ensuring that all kitchen facilities in the building have the proper exterior venting for heat and smoke
- determine feasibility of directing rainwater (roof) runoff from the City's storm water system and other sources of 'gray' water to flush toilets.
- consider the addition of a roof top patio at the third floor level, which could be occupied by building users with a landscape design to promote local plant species that require low maintenance;
- accommodation of smokers away from the building entrances, and air intake, to reduce potential harm from second hand smoke.
- consideration of building-integrated photovoltaic panels

The Committee recognizes that all of the above strategies may not be practical to implement. However, the design team and the building's users should make an earnest effort to ensure that the Student Commons, when viewed in its entirety, will satisfy the environmental goals set out by the University. The University's Design Standard for Sustainability can be found at:

www.fs.utoronto.ca/aboutus/design/part1.htm

e) **Site Considerations**

The 230 College Street building is located within the University of Toronto Area on the north side of College Street, at Huron street, along the southern edge of campus. (Appendix 3 Site Plan).

Given its location on College Street, its proximity to student services at 214 College Street with access to public transit on College Street and Spadina Avenue the site is well-suited to accommodate the Student Commons.

The project will be contained within its own site boundaries.

Servicing and Addition

Immediately to the east of the building is the four-storey Fields Institute, at 222 College Street, constructed in 1995. An existing shared service access lane running between these two buildings must be maintained. Site access for service vehicles will likely remain in its current location off of College Street between 230 College and the Fields Institute, with the addition of the new stair/elevator in this area providing an opportunity to integrate waste/recycling holding facilities. See Test Fit plans in the Appendices for an approximate footprint location for the stair addition.

It is recommended that the existing service lane be widened or shifted to the east by approximately 1m at the southern end. This will require remedial work to the existing Fields Institute plantings area. Please see Secondary Effects for further information.

Surrounding Area

Abutting the northern property line is an entrance to the underground parking lot of the Bahen Centre. The Bahen Centre was built in 2002, tying together the diverse existing elements within the block and creating a new urban environment encompassing 215 Huron, the Fields Institute and the Koffler Centre, with the Architecture building forming the southwest edge of this space. The Bahen parking garage ramp runs parallel to the entire north wall of 230 College, about a metre and a half away. It leads to the large underground garage and truck service bay of the Bahen Centre that is located kitty corner, north-east of the existing building. This ramp is bordered by two massive retaining walls and north of it is a service court to the existing building at 215 Huron Street which is actively used by Facilities and Services vehicles.

Immediately to the north of 230 College, sits 215 Huron, built in the 1960s and accommodating various faculties and administrative departments on 9 floors of space. This building will be considered for redevelopment in the long term.

The Centre for Addiction and Mental Health campus is located to the west of 230 College at the southwest corner of Huron and College streets.

Limiting distance parameters to the neighbouring buildings may be an issue depending on what is proposed in the renovation and addition.

As a campus gateway, the site is muted in comparison to King's College Road and St. George Street. This is in part due to the independent and self-contained Centre for Addiction and Mental Health complex on the northwest side of Huron.

The opportunity for ground-level landscaping is minimal due to the small site. However, opportunities for landscape features on the third floor patio should be capitalized. The site requires irrigation for any turf areas (irrigation currently exists on west, south and east side).

The existing building overhang at the north end of the service lane (directly below the eastern portion of the lecture theatre) is problematic as an open storage area. If the overhang is to remain, this area should be enclosed and secured. It could potentially be repurposed as a secure bike storage area.

The possibility of providing an expanded and covered outdoor bike parking area should be investigated along the Huron Street side, service lane or adjacent to the new Bike Chain location. The Huron Street building entry may be an appropriate location for a canopy to provide additional sheltered outdoor area.

There is an opportunity to improve on the building's existing pedestrian relationship to the Bahen courtyard & Koffler Centre. Currently there is a lack of pedestrian connection at grade. This junction should be examined with respect to pedestrian passage and surrounding building conditions.

Approvals

Municipal approvals (which could include Site Plan Approval) should be anticipated and accounted for when estimating the project schedule.

f) Campus Infrastructure Considerations

Changes to service infrastructure are not anticipated as occupancy type (primarily academic office and support space) will remain the same.

The project will not affect existing roadways and pedestrian pathways. It will have some impact on the shared service lane between the Architecture building and the Fields Institute, as a new exit stair and elevator addition are being considered there. However, unless alternate temporary servicing solutions are found, full access will be required and must be maintained throughout construction.

Sewer and stormwater systems will not be negatively affected by the project.

g) Project Management

The Project Management group manages and oversees all major new construction and renovation projects for buildings, support facilities, building services and campus infrastructures of the University of Toronto. Project Management will perform the following roles during the project planning stages together with providing Project Management oversight for the implementation of the Student Commons renovation:

- Review and challenge assumptions guiding the project direction in the context of lessons learned on previous similar projects or other projects within the existing building.
- Identify risk - Code issues (multi-story space), constructability issues (structure of building to be renovated), schedule and cost issues.
- Recommend pre-design investigations for services and other existing conditions including the existing indoor environment.
- Identify the contacts and requirements of the F&S contributors including outstanding Deferred Maintenance assessment and evaluation with Property Management.
- Recommend a method of construction delivery: Construction Management recommended for this project - with caveats.
- Recommend a method of consultant acquisition: Request for Proposals - including conditions: Preparation of a number of schemes for review and consensus of the student body.

h) Secondary Effects

Existing student groups and the UTSU executive moving into the Student Commons will free a total of approximately 695 nasm of space across campus for reallocation. As part of the relocation of UTSU's executive and services, the Stewart Observatory will be reallocated for other institutional purposes.

There will be no significant staging requirements as all groups moving into the Student Commons are currently accommodated in other buildings across the St. George campus.

Proposed changes to the existing service lane from College Street (between 230 College and the Fields Institute) may require the removal and relocation of existing trees and shrubs. This presents an opportunity to improve the front, westernmost corner of the Fields Institute's front planting area by replacing the existing yew shrubs, which are currently in poor health, with hardier species.

Currently there is a Daniels Faculty research project (GRIT lab) occupying the rooftop area above the fourth floor level. Research support space (rooms 502A, 502) is located indoors, adjacent to the rooftop area, and is intended to remain dedicated to this use following the opening of the Student Commons. This research project will continue during the renovation of 230 College Street and researchers will require periodic site access throughout the construction period. The project is expected to continue through to 2018.

i) Schedule

Estimated schedule is:
Governing Council

- June 2013

Design Team Selection	- July/August 2013
Construction Start	- August 2014
Occupancy	- September 2015

V. Recommendations

Be it recommended to the Academic Board:

1. THAT the Project Planning Report for the Student Commons, dated April 16, be approved in principle; and
2. THAT the project scope to accommodate the Student Commons in a renovation comprising 6,735 gross square metres and an addition of approximately 600 gross square meters be approved in principle, to be funded from the Student Commons Capital Cost Student Levy support already collected and debt to be repaid over a period of approximately 25 years with payment of required principal and interest payments to be funded from the planned student levy income, with that student levy income continuing until the debt is fully repaid.

Appendices:

1. Existing space inventory (230 College Street)
2. Existing space inventory (UTSU and related groups)
3. 230 College Street Site Plan
4. 230 College Street Existing Building Plans
5. Functional Plans
6. Room Data Sheets (available on request)
7. Total Project Cost Estimate (available on request to limited distribution)
8. Cash Flow Analysis (available on request to limited distribution)
9. Governance & Occupancy Agreement (available on request to limited distribution)
10. Hazardous Materials Summary
11. Union Green Roof Gardening Operational Policy (available on request)
12. Campus Planning Principles (available on request)
13. University of Toronto Design Standards (available on request)

Appendix 1. Existing Space Inventory (230 College Street)

Category Code	Room ID	Description	Share Type	Share Percent	Share Occupancy	Area (sqm)	Use Name	
Detail View by Category(Metric)								
04.5	A51	Office Storage				0	3.32	Office Storage
04.5	A53	Office Storage				0	25.76	Office Storage
02.3	A54	Casting Room				0	35.81	Lab Prep
04.5	A54A	Office Storage				0	37.45	Office Storage
02.3	A62	Wood/Gen Shop				0	122.64	Lab Service-Wood/General Shop
03.1	A63	Clean Lab				0	35.94	Clean Lab
02.2	A63A	Structure & Construction Lab				0	41.96	Dry Lab Test
02.3	A63B	Dust Collection Room	Time	50		0	6.12	Lab Prep
03.2	A63B	Dust Collection Room	Time	50		0	6.12	Lab Prep
03.2	A63C	CNC Workshop				0	36.12	Lab Prep
03.2	A63D	Thermal Vacuum Room				0	16.82	Lab Prep
02.3	A64A	Laser Cutter				0	19.55	Lab Equipment Room
05.3	A65	Library Storage				0	8.41	Library Storage
01.2	A66	Classroom - Flat Floor				100	210.22	Classroom - Flat Floor
04.5	A67	Office Storage				0	21.13	Office Storage
04.5	A70	Office Storage				0	19.41	Office Storage
04.5	A71	Darkroom				0	12.14	Darkroom
						658.92		
04.4	51	Supervisor's Off Multi				2	14.81	Supervisor's Office Single
04.5	52	Office Storage				0	12.57	Office Storage
14.3	59	Student Lounge/Cafe				5	36.89	Student Lounge
14.3	61	Student Lounge				10	90.68	Student Lounge
14.1	61A	Student Union Office				0	10.19	Student Enterprise Office
09.1	63	Custodial Lunch Room/Lounge				0	11.03	Custodial Lunch Room
09.1	66	Custodial Office				0	9.91	Custodial Office Single
						186.08		
03.2	101	Audiovisual Equipment Storage				0	7.8	Generator Etc
03.2	102	Photo Lab				0	37.69	Audiovisual Studio
01.1	103	Lect-Thea/Aud -Tiered Flr				170	132.32	Lecture Theatre/Auditorium-Tiered Flr
01.3	103A	Projection Room				0	3.71	Projection/Control Room
01.3	103B	Classroom Storage				0	1.66	Classroom Storage
01.2	104	Seminar Room				0	45.73	Seminar Room
04.4	105	Computer Support Office				3	20.6	Professional Office Multi
15.2	105V	Student Exhibition Area	Space	60		0	55.27	Other Exhibition Facilities
01.2	106	Classroom - Flat Floor				0	66.39	Classroom - Flat Floor
04.1	108	Faculty Office Multi	Space	100		3	35.81	Faculty Office Multi
05.1	109	Slide Library				0	17.71	Slide Library

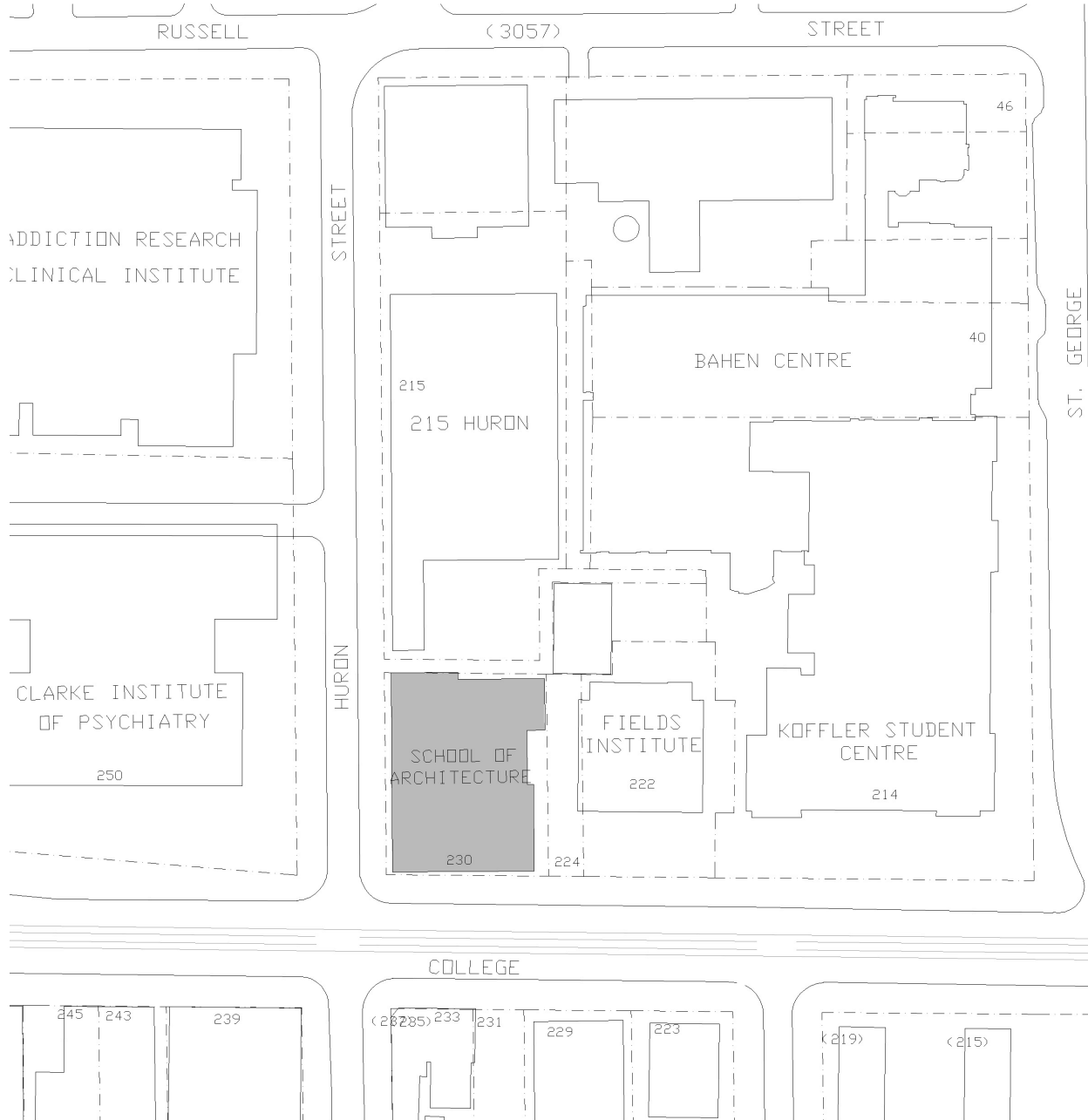
15.2	110	Exhibition Gallery			0	107.53	Other Exhibition Facilities
15.2	110V	Exhibition Lobby	Space	50	0	12.94	Exhibit Display
04.5	116	Storage Room/Meeting Room			0	14.79	Office Storage
04.1	118	Dean's Office			1	36.23	Dean's Office
04.4	119	Supp Admin Office Single	Space	40	1	13.03	Supp Admin Office Single
04.5	119	Reception/Waiting	Space	40	1	13.03	Reception/Waiting
04.5	121	Photocopy Room			0	7.84	Photocopy Room
04.5	121A	Closet			0	0.69	Coat Rack/Closet
04.5	121B	Staff Toilet Men-Women			0	2.42	Staff Toilet Men-Women
04.1	122	Faculty Office Single			1	14.06	Faculty Office Single
04.1	124	M. Arch Program Director			1	14.06	Faculty Office Single
15.2	125V	Student Exhibition Area	Space	65	0	23.75	Other Exhibition Facilities
04.4	126	Student Affairs Office			1	16.41	Supp Admin Office Single
04.5	127	Closet			0	1.84	Coat Rack/Closet
04.5	129	Student Reception			1	14.53	Reception Etc
04.4	130	Supp Admin Office Single			1	13.96	Supp Admin Office Single
04.4	131	Supp Admin Office Single			1	10.43	Supp Admin Office Single
04.1	132	M Land Arch Program Director			1	14.01	Faculty Office Single
04.4	133	Supp Admin Office Single			1	11.66	Supp Admin Office Single
04.5	134	Kitchenette			0	11.24	Kitchenette
04.5	136	Conference Room			0	28.79	Conference Room
04.1	138	M. Arch Program Director			1	14.02	Faculty Office Single
04.5	140	Mail Room			0	8.09	Mail Room
							830.04
05.1	200	Open Stacks	Space	44	0	73.79	Open Stacks
05.3	200	Reference/Short Term Loan	Space	15	0	25.16	Reference Desk
05.3	200	Library Terminals / Circ Desk	Space	16	4	26.83	Remote Terminals/Display
05.4	201	Rare Books Reading Room			10	31.13	Reading Room
05.3	203	Photocopy Room			0	5.28	Library Duplicating
05.2	204	Librarian's Office			1	19.05	Librarian's Office Single
05.3	205	Library Workroom			0	24.45	Library Workroom
05.1	206	Library Periodicals			0	12.22	Library Journals
05.4	207	General Table Seating	Space	30	16	29.96	General Table Seating
05.4	207	Reading Room	Space	45	24	44.94	Reading Room
01.2	208	Seminar Room			20	48.16	Seminar Room
04.1	209	Faculty Office Single			1	12.97	Faculty Office Single
04.1	210	Faculty Office Single			1	12.7	Faculty Office Single
04.1	211	Faculty Office Single			1	13.2	Faculty Office Single
04.1	212	Faculty Office Single			1	13.17	Faculty Office Single
04.5	212A	Storage Room			0	6.2	Office Storage
04.1	213	Faculty Office Multi			2	22.14	Faculty Office Multi
04.1	214	Faculty Office Single			1	12.34	Faculty Office Single

04.1	215	Faculty Office Single	1	12.68	Faculty Office Single
04.1	216	Faculty Office Single	1	12.87	Faculty Office Single
04.1	217	Faculty Office Single	1	12.27	Faculty Office Single
04.1	218	Faculty Office Single	1	11.83	Faculty Office Single
04.1	219	Faculty Office Single	1	12.38	Faculty Office Single
04.1	220	Faculty Office Single	1	12.94	Faculty Office Single
04.1	221	Faculty Office Single	1	14.99	Faculty Office Single
04.1	221A	Faculty Office Single	1	14.31	Faculty Office Single
04.1	221B	Faculty Office Single	1	14.32	Faculty Office Single
04.4	221C	Supp Admin Office Single	1	10.34	Supp Admin Office Single
				562.62	
02.1	300	Graduate Design Studio	0	336.11	Undergraduate Design Studio
03.1	305	Computer Lab	0	20.23	Computer Lab
03.1	306	Research Lab	0	25.88	Research Lab
03.1	307	Computer Lab	0	24.41	Computer Lab
04.1	308	Faculty Office Single	1	11.75	Faculty Office Single
04.1	310	Faculty Office Single	1	11.36	Faculty Office Single
03.1	311	Visualization Lab	0	25.11	Research Lab
04.1	312	Faculty Office Single	1	13.01	Faculty Office Single
03.2	313	Print Room	0	12.71	Computer Print Room
04.1	314	Faculty Office Single	1	12.55	Faculty Office Single
02.1	320	Graduate Design Studio	0	289.97	Undergraduate Design Studio
				783.09	
03.2	403	Spray Room	0	10.53	Lab Service
02.1	404	Graduate Design Studio	18	58.38	Undergraduate Design Studio
02.1	405	Graduate Design Studio	40	85.82	Undergraduate Design Studio
02.1	406	Graduate Design Studio	101	532.03	Undergraduate Design Studio
02.1	410	Graduate Design Studio	38	197.12	Undergraduate Design Studio
				883.88	
02.3	500A	Undergrad Lab Support	0	49.69	Lab Service
02.1	500B	Drawing Studio	28	103.96	Art Studio
02.3	500D	Undergrad Lab Support	0	13.87	Lab Service
02.3	500E	Undergrad Lab Support	0	8.17	Lab Service
04.5	502	Archives	0	7.99	Archives
04.5	502A	Archives	0	39.89	Archives
				223.57	
				4,128.20	

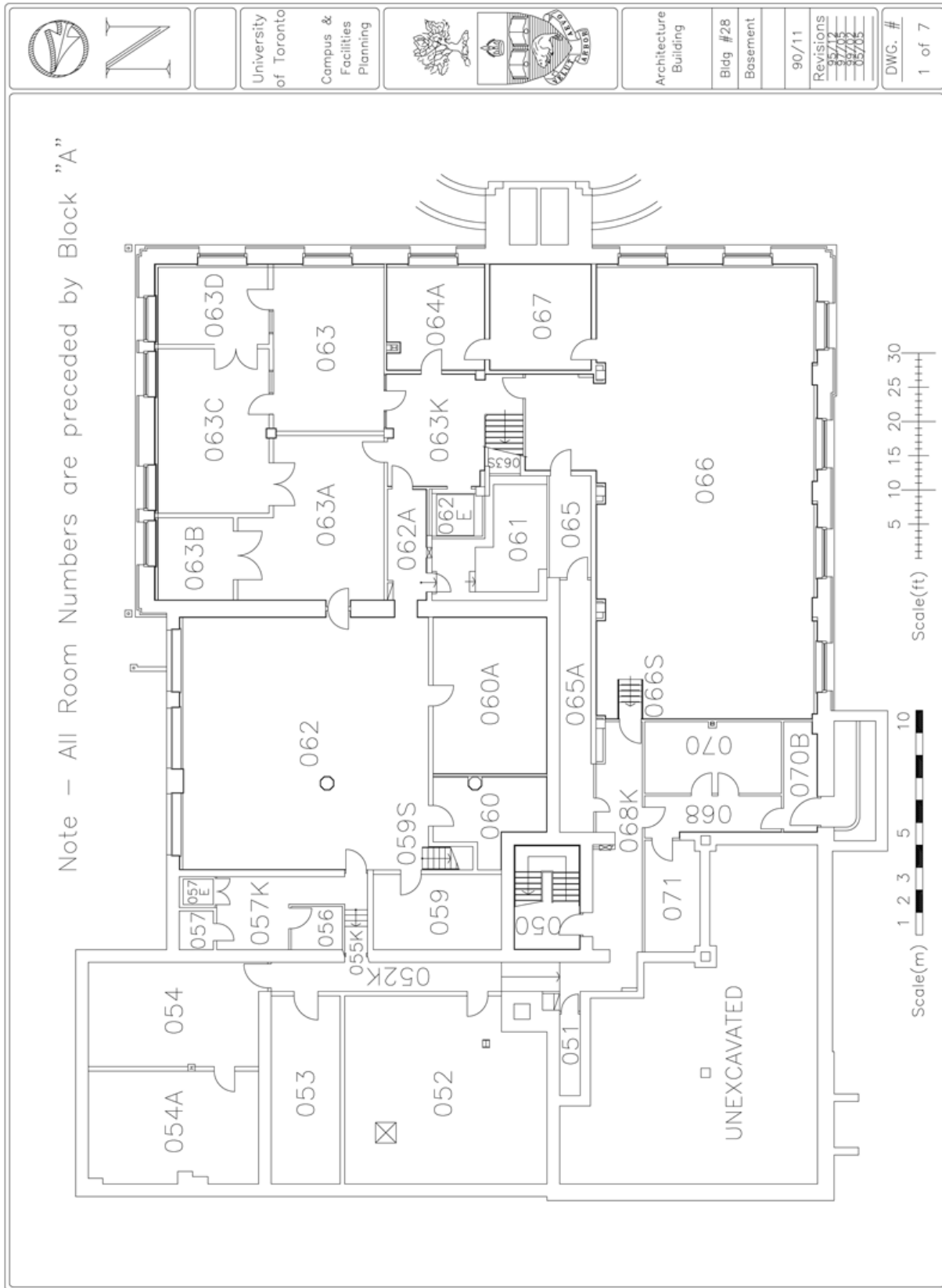
Appendix 2. Existing space inventory (UTSU and Related Groups)

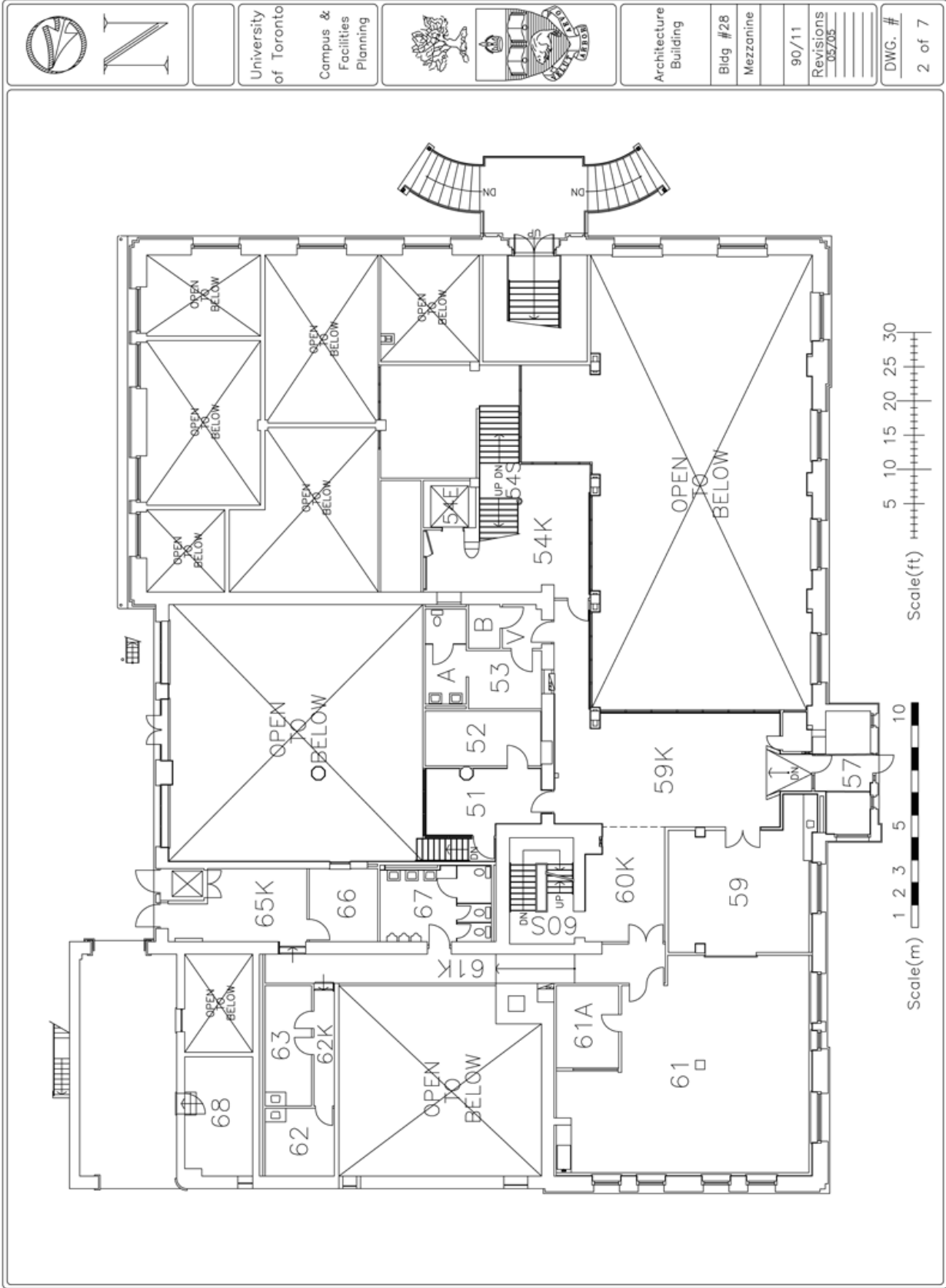
Dept	Short Nar	Bldg	Short Nar	Fir	ID	Room	Cate	Category	Sh	Description	Share	Share	Shar	Area (sqm)	Use Name
Women's Centre	Borden North			1		100	14.1	Std Off/Supp		Women's Centre	None	100	0	14.29	Student Enterprise Office
Women's Centre	Borden North			1		104A	14.1	Std Off/Supp		Women's Centre	None	100	0	12.46	Student Enterprise Office
Women's Centre	Borden North			1		105	14.1	Std Off/Supp		Women's Centre	None	100	3	41.18	Student Enterprise Office
Women's Centre	Borden North			1		105B	14.1	Std Off/Supp		Women's Centre	None	100	1	22.28	Student Enterprise Office
Women's Centre	Borden North			1		105C	14.1	Std Off/Supp		Women's Centre	None	100	1	15.46	Student Enterprise Office
														105.67	
The Newspaper	McCaul-254/6			1		106	14.1	Std Off/Supp		Independent Weekly	None	100	0	75.88	Student Enterprise Office
														75.88	
UTSU	Stewart Obsv	B01		1			14.1	Std Off/Supp		Systems Admin Office	None	100	1	8.84	Student Enterprise Room
UTSU	Stewart Obsv	B01		10			14.1	Std Off/Supp		VP Student Life Office	None	100	1	13.64	Student Enterprise Room
UTSU	Stewart Obsv	B01		11			14.1	Std Off/Supp		VP External Office	None	100	1	12.82	Student Enterprise Room
UTSU	Stewart Obsv	B01		2			14.1	Std Off/Supp		CRO / Archivist Work	None	100	3	39.2	Student Enterprise Room
UTSU	Stewart Obsv	B01		2A			14.1	Std Off/Supp		Storage	None	100	0	2.33	Student Enterprise Room
UTSU	Stewart Obsv	B01		3			14.1	Std Off/Supp		SAC Archives	None	100	1	12.45	Student Enterprise Room
UTSU	Stewart Obsv	B01		7			14.1	Std Off/Supp		Storage	None	100	0	2.79	Student Enterprise Room
UTSU	Stewart Obsv	B01		8			14.1	Std Off/Supp		Shared Office	None	100	2	16.72	Student Enterprise Room
UTSU	Stewart Obsv			1		101	14.1	Std Off/Supp		Meeting Room	None	100	5	17.63	Student Lounge
UTSU	Stewart Obsv			1		102	14.1	Std Off/Supp		Storage	None	100	0	11.67	Storage
UTSU	Stewart Obsv			1		105	14.1	Std Off/Supp		Reception/Waiting	None	100	3	40.71	Reception/Waiting
UTSU	Stewart Obsv			1		106	14.1	Std Off/Supp		Health Plan Admin Of	None	100	1	14.4	Student Enterprise Room
UTSU	Stewart Obsv			1		107	14.1	Std Off/Supp		President's Office	None	100	1	15.17	Student Enterprise Room
UTSU	Stewart Obsv			1		108	14.1	Std Off/Supp		Business Manager's	None	100	2	20.52	Student Enterprise Room
UTSU	Stewart Obsv			1		110	14.1	Std Off/Supp		Dirtr Student Serv/VF	None	100	2	24.01	Student Enterprise Office
UTSU	Stewart Obsv			1		111	14.1	Std Off/Supp		VP Equity Office	None	100	1	14.62	Student Enterprise Room
UTSU	Stewart Obsv			2		201	14.1	Std Off/Supp		VP UA Office	None	100	3	16.29	Student Enterprise Room
UTSU	Stewart Obsv			3		301	14.1	Std Off/Supp		Meeting Room	None	100	0	19.73	Student Lounge
														303.54	
Sex Ed Centre	Sussex Court			6		612	14.1	Std Off/Supp		Sexual Education Cer	None	100	0	19.03	Student Enterprise Office
Sex Ed Centre	Sussex Court			6		612B	14.1	Std Off/Supp		Kitchenette	None	100	0	7.49	Kitchenette
Sex Ed Centre	Sussex Court			6		612C	14.1	Std Off/Supp		Sexual Education Cer	None	100	0	19.69	Student Enterprise Office
Sex Ed Centre	Sussex Court			6		612D	14.1	Std Off/Supp		Closet	None	100	0	0.5	Closet
														46.71	
SFBA	Huron-215			9		922	14.1	Std Off/Supp		Study Room	None	100	0	12.84	Study Room
SFBA	Huron-215			9		923	14.1	Std Off/Supp		Student Enterprise Of	None	100	0	12.83	Student Enterprise Office
SFBA	Huron-215			9		924	14.1	Std Off/Supp		Student Enterprise Of	None	100	0	20.48	Student Enterprise Office
SFBA	Huron-215			9		924A	14.1	Std Off/Supp		Storage	None	100	0	1.99	Office Storage
														48.14	
LGBTOUT	Sir Daniel			1		133	17.2	Res Service		Student Enterprise Of	None	100	0	10.12	
														10.12	
OPIRG	Borden North			1		101	14.1	Std Off/Supp		Student Enterprise Of	None	100	2	17.04	OPIRG Office
OPIRG	Borden North			1		101A	14.1	Std Off/Supp		Closet	None	100	0	0.92	Coat Rack/Closet
														17.96	
UTERN (Faculty)	Earth Sci			2		2016A	04.3	Grad Stndt Off		Graduate Office Multi	None	100	3	12.40	Graduate Office Multi
														12.40	
Bikechain	Borden North			1		109	14.1	Std Off/Supp		Student Enterprise Of	None	100	0	81.54	Bikechain (Maintenance Shop)
Bikechain	Borden North			1		109A	14.1	Std Off/Supp		Student Enterprise Of	None	100	0	29.25	Bikechain (Maintenance Shop)
														110.79	
Foodbank	Koffler House			1		115	01.3	Classrm Servi		Coat Room	None	100	0	6.39	Foodbank (supplies storage)
Clothingbank	Koffler House			2		215K	16.3	Non-Assignab		Corridor	Space	50	0	6.28	Clothingbank (storage)
														12.67	
Total														743.88	

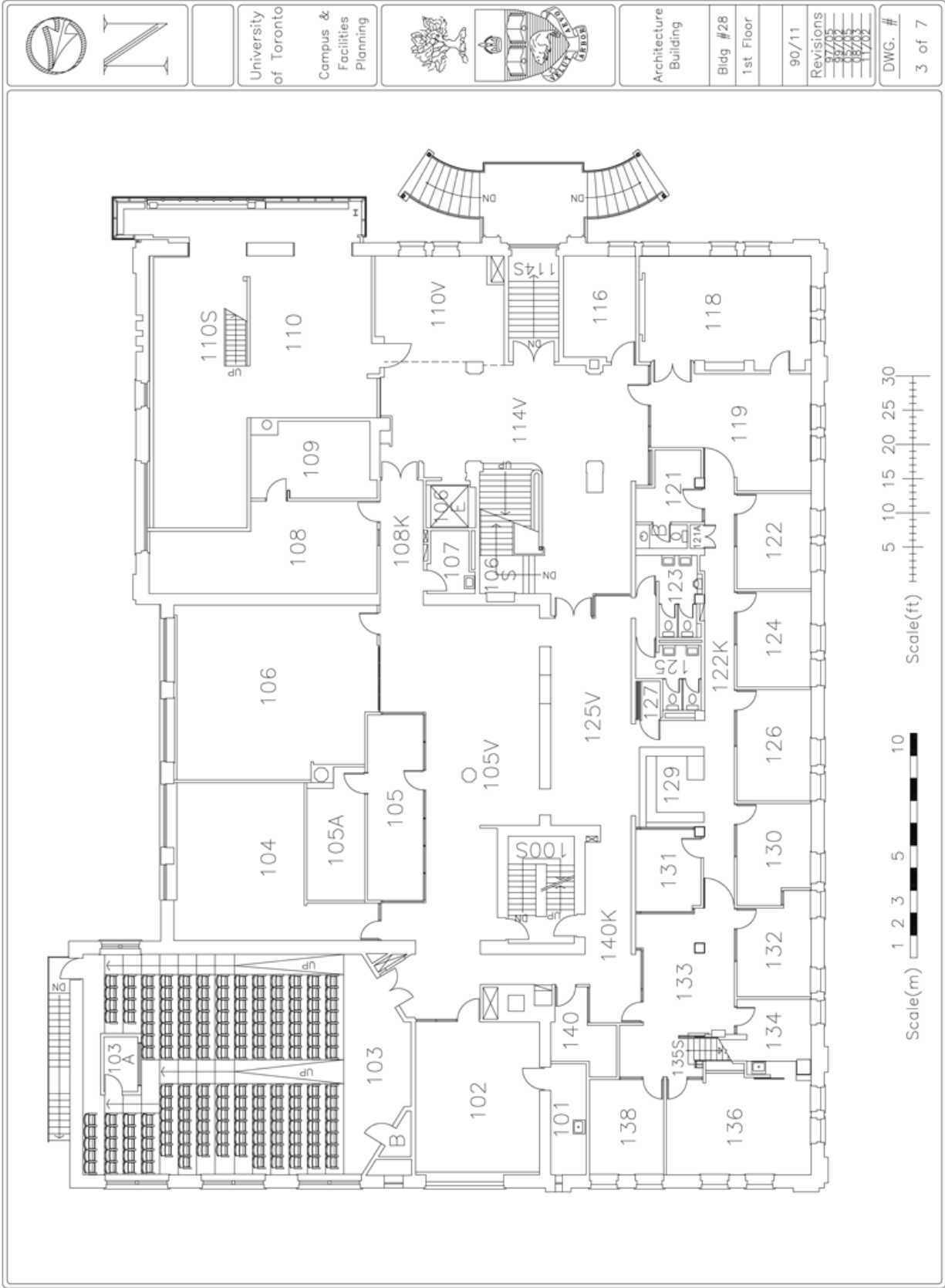
Appendix 3. 230 College Street Site Plan

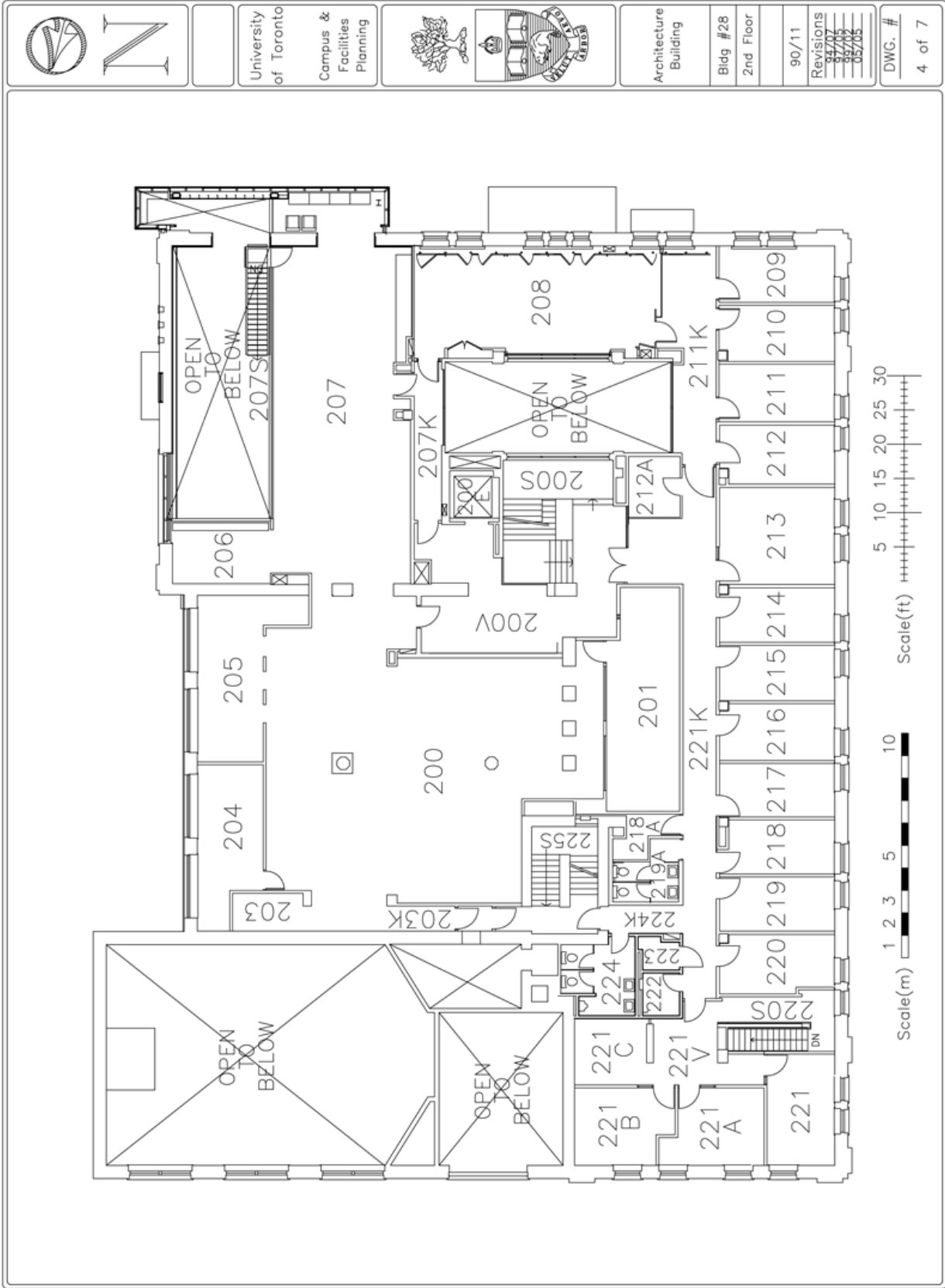


Appendix 4. 230 College Street Existing Building Plans





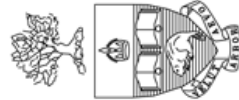






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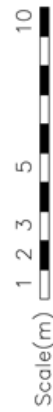
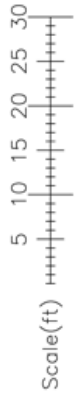
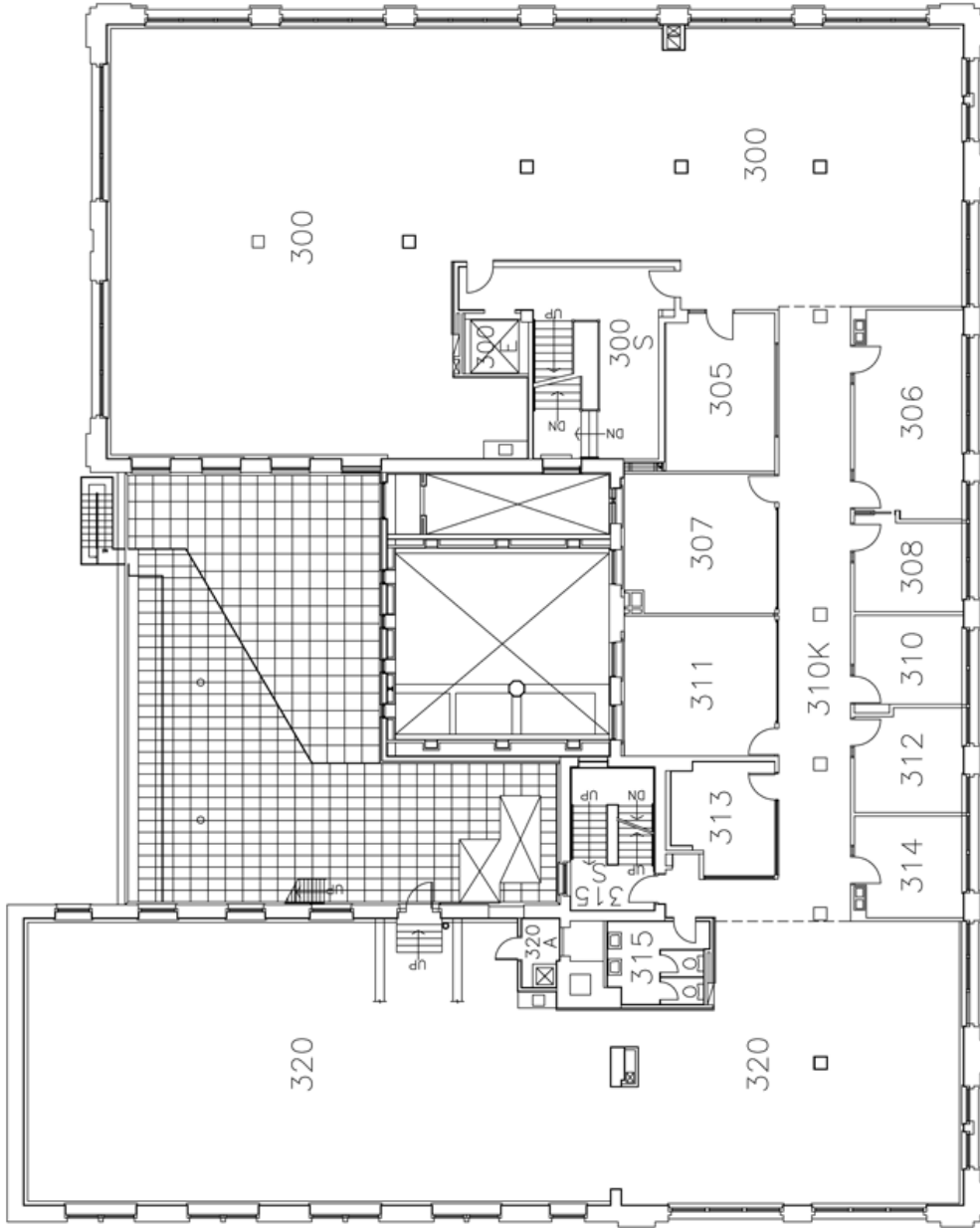


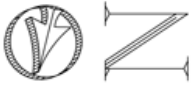
Architecture
Building

Bldg #28
3rd Floor

90/11
Revisions
05/05

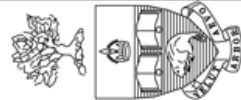
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5 of 7





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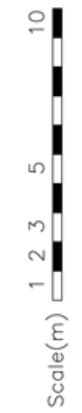
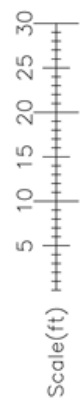
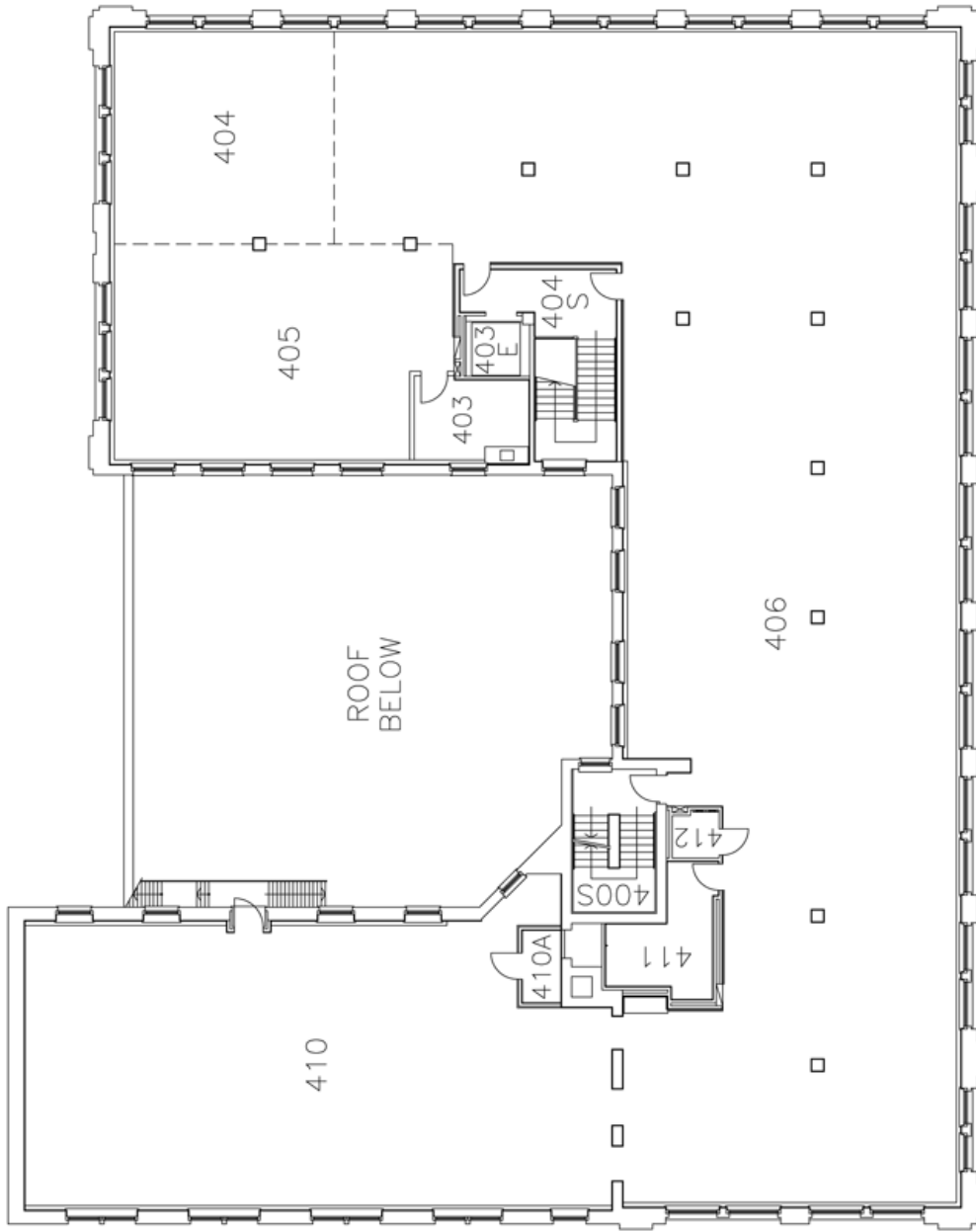
Architecture
Building

Bldg #28
4th Floor

90/11

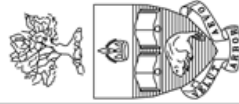
Revisions
94/07
8/7/08
06/08

DWG. #
6 of 7





University
of Toronto
Campus &
Facilities
Planning



Architecture
Building

Bldg #28

5th Floor

90/11

Revisions

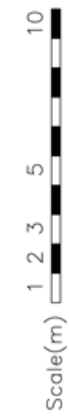
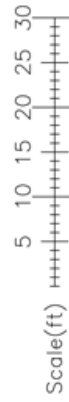
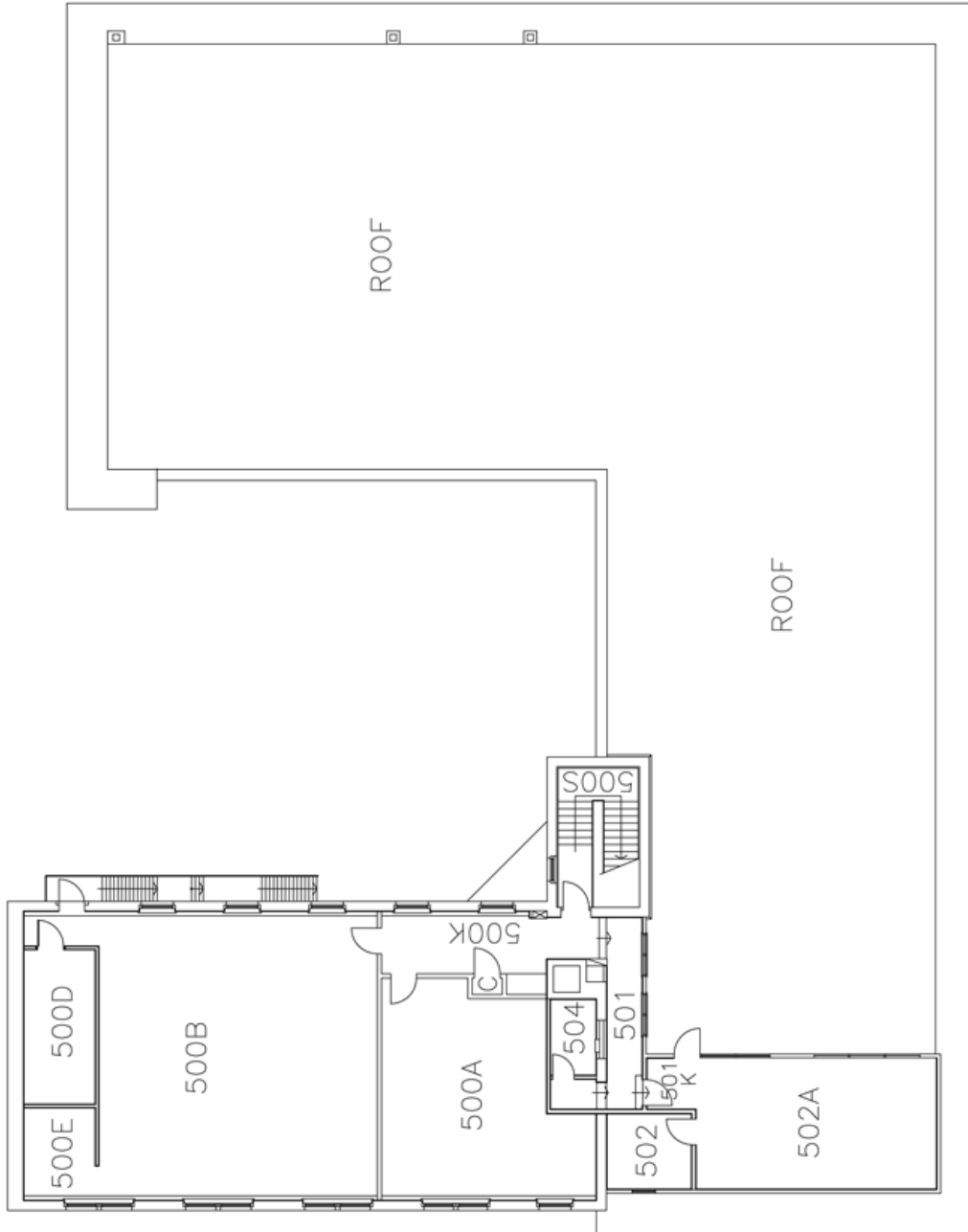
94/07

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05/05

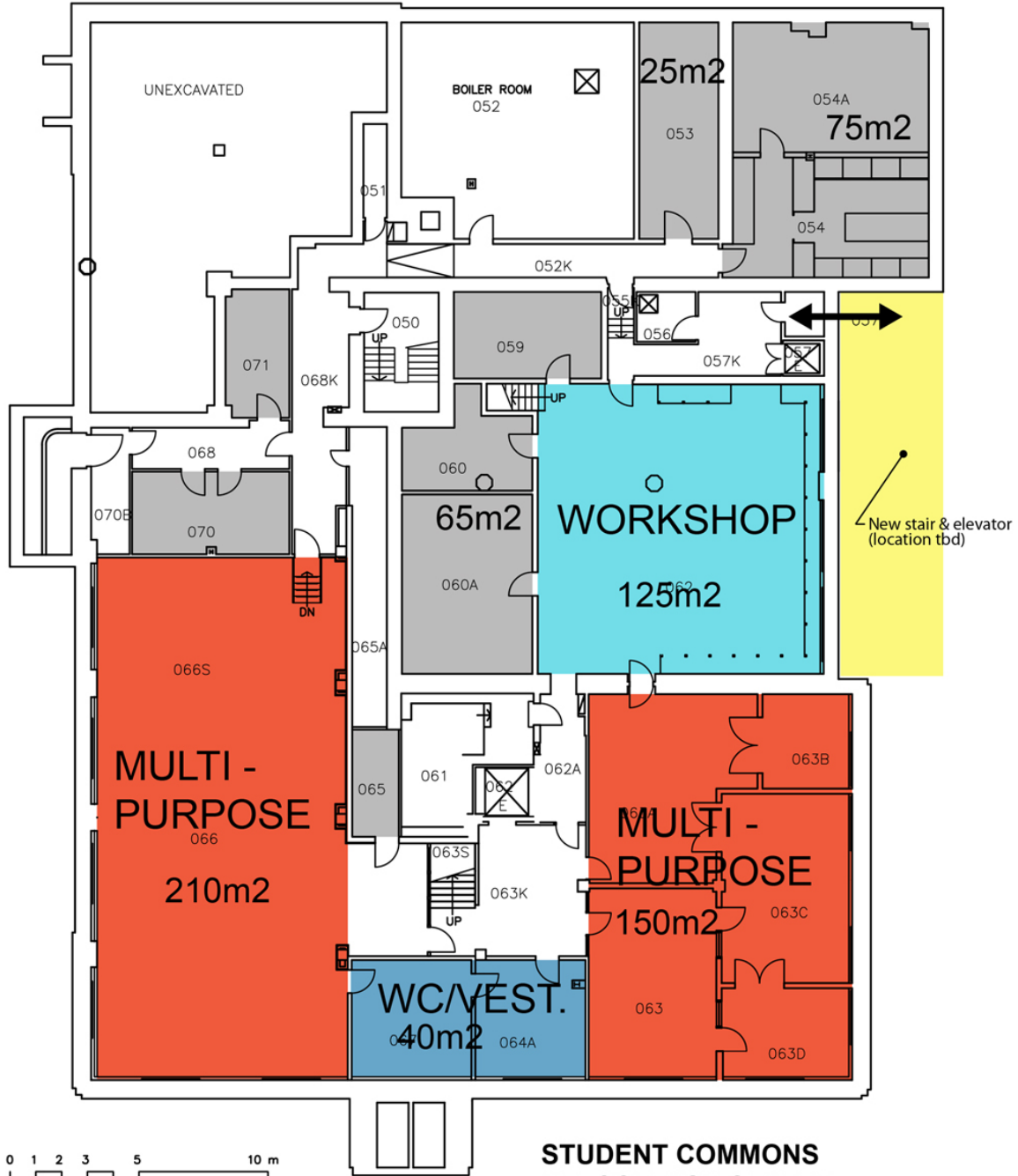
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7 of 7



Appendix 5. Functional Plans (Test Fit)

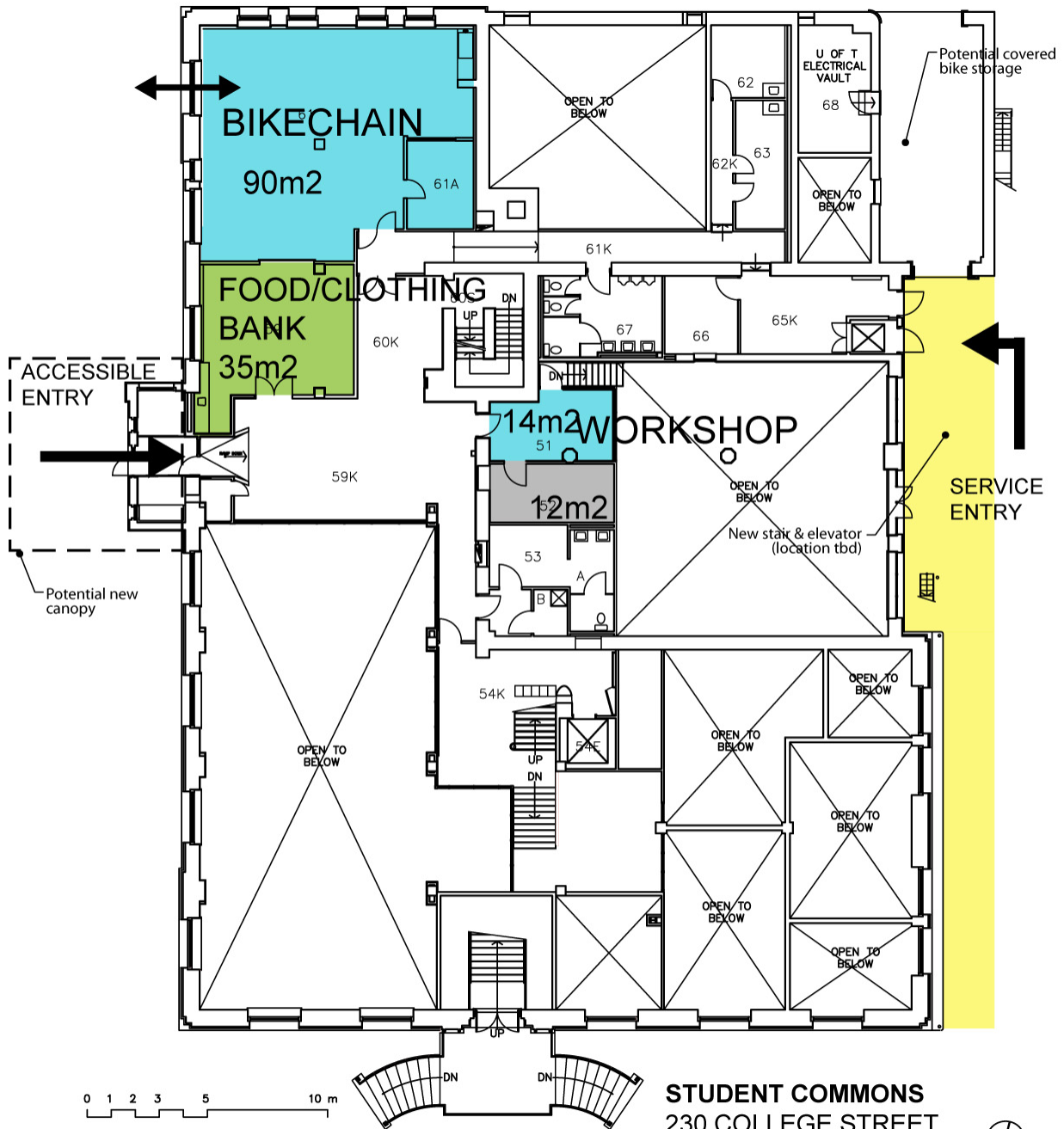
 STORAGE Total = 195m ²	 CLUBS / OTHER Total = 125m ²	 MULTI-PURPOSE Total = 360m ²	 STAIRS / ELEVATOR	 WC/VEST 40m ²
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NOTE: These drawings do not serve as direct reference for demolition or renovation work. Floorplans reflect existing conditions with new program areas overlaid in colour for general reference only.

STUDENT COMMONS
230 COLLEGE STREET
DRAFT FIT PLAN Option E
BASEMENT
APRIL, 2013

STORAGE Total = 12m2
 CLUBS / OTHER Total = 104m2
 STUDENT SERVICES Total = 35m2
 STAIRS/ ELEVATOR

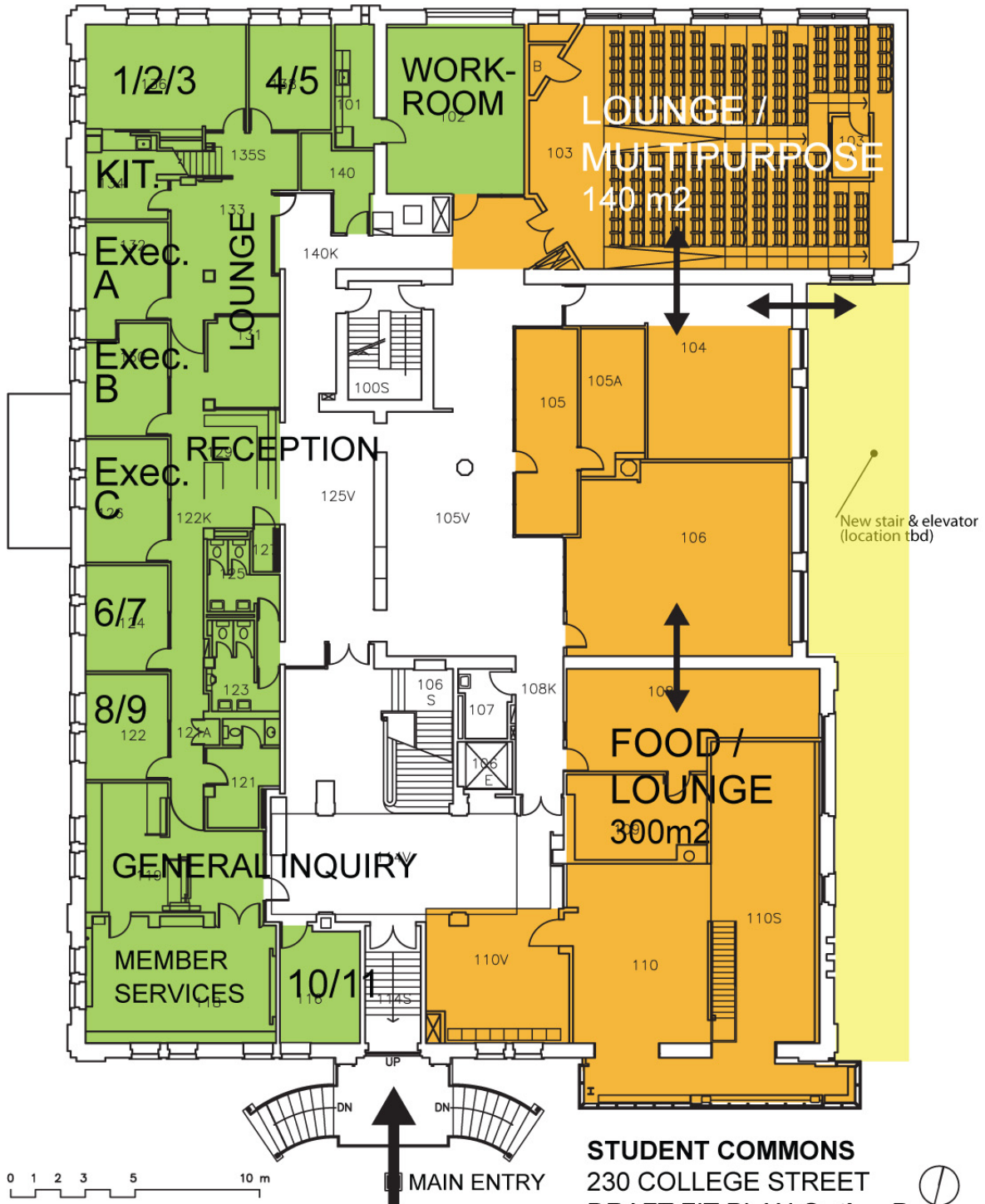


STUDENT COMMONS
 230 COLLEGE STREET
 DRAFT FIT PLAN Option D
LOWER MEZZANINE
 MAY 22, 2012

NOTE: These drawings do not serve as direct reference for demolition or renovation work. Floorplans reflect existing conditions with new program areas overlaid in colour for general reference only.

UTSU / STUDENT SERVICES
Total = 275m²

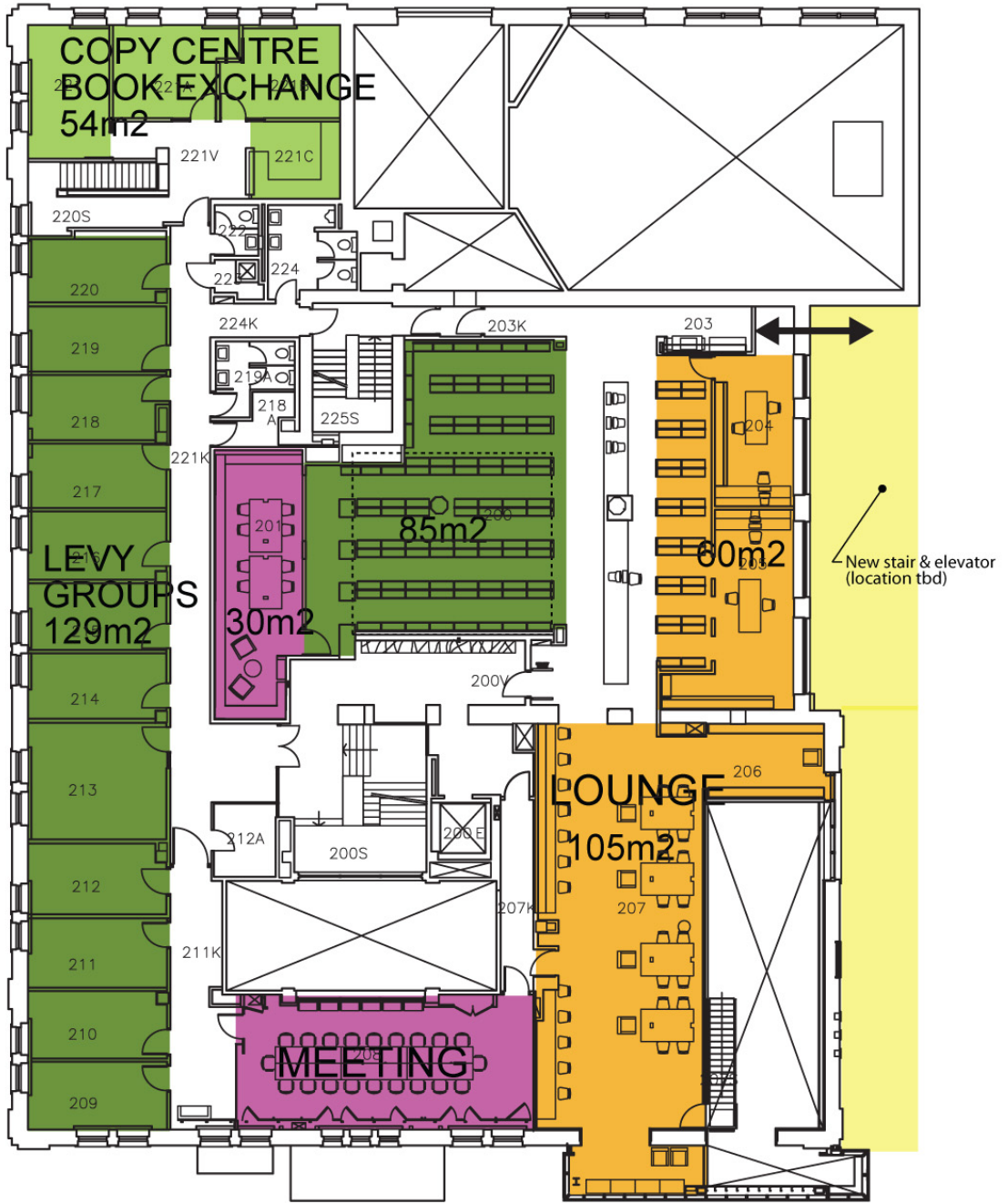
LOUNGE
Total = 440m²



NOTE: These drawings do not serve as direct reference for demolition or renovation work. Floorplans reflect existing conditions with new program areas overlaid in colour for general reference only.

STUDENT COMMONS
230 COLLEGE STREET
DRAFT FIT PLAN Option D
MAIN FLOOR
MAY 22, 2012

- MEETING
Total = 44m²
- LOUNGE
Total = 105m²
- LEVY GROUPS
Total = 240m²
- STAIRS / ELEVATOR
- STDNT. SERVICES
Total = 92m²

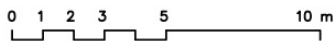
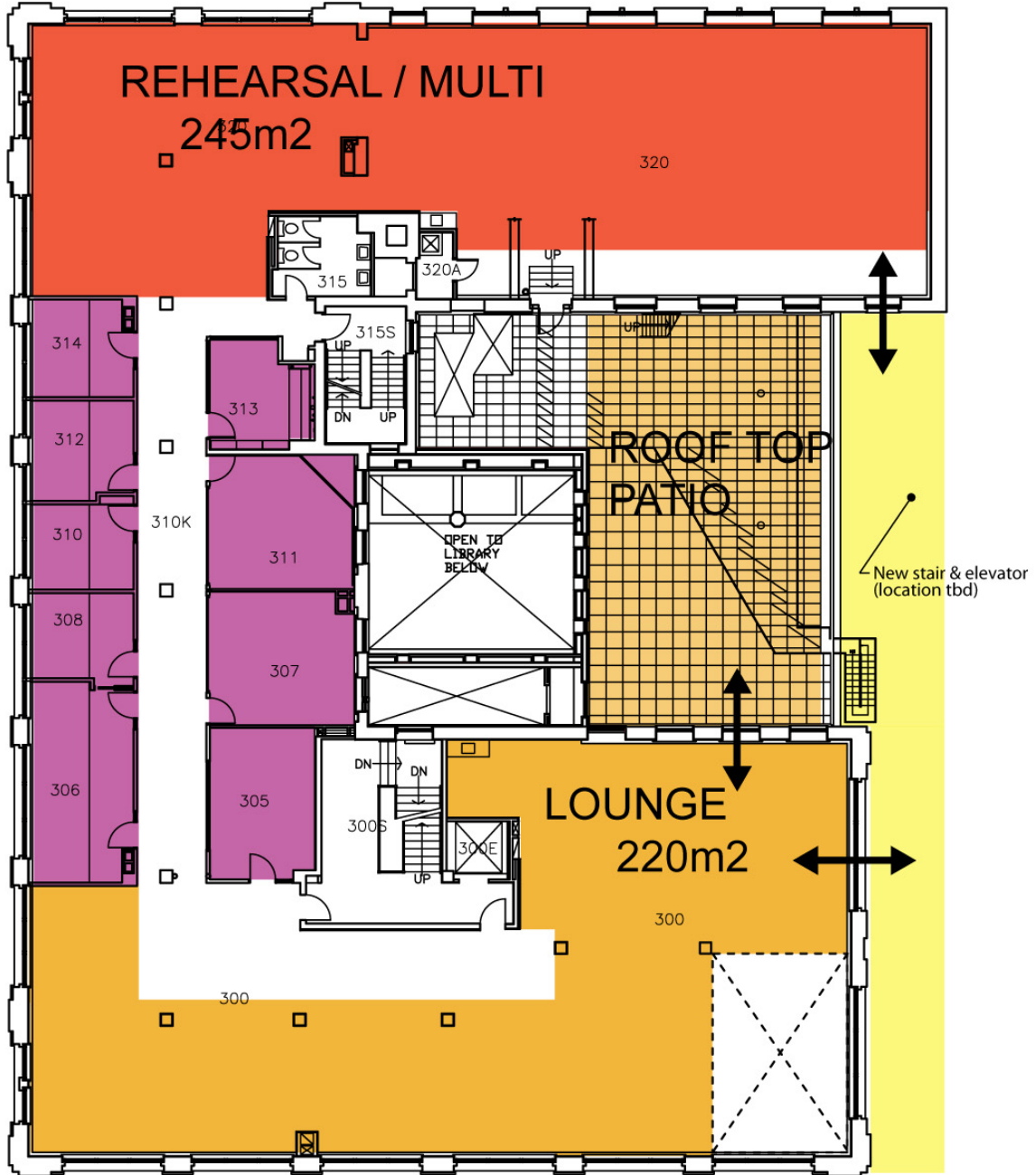


0 1 2 3 5 10 m

NOTE: These drawings do not serve as direct reference for demolition or renovation work. Floorplans reflect existing conditions with new program areas overlaid in colour for general reference only.

STUDENT COMMONS
230 COLLEGE STREET
DRAFT FIT PLAN Option D
SECOND FLOOR
MAY 22, 2012

MEETING
 Total = 160m²
 REHEARSAL
 Total = 250m²
 LOUNGE
 Total = 220m²
 STAIRS / ELEVATOR



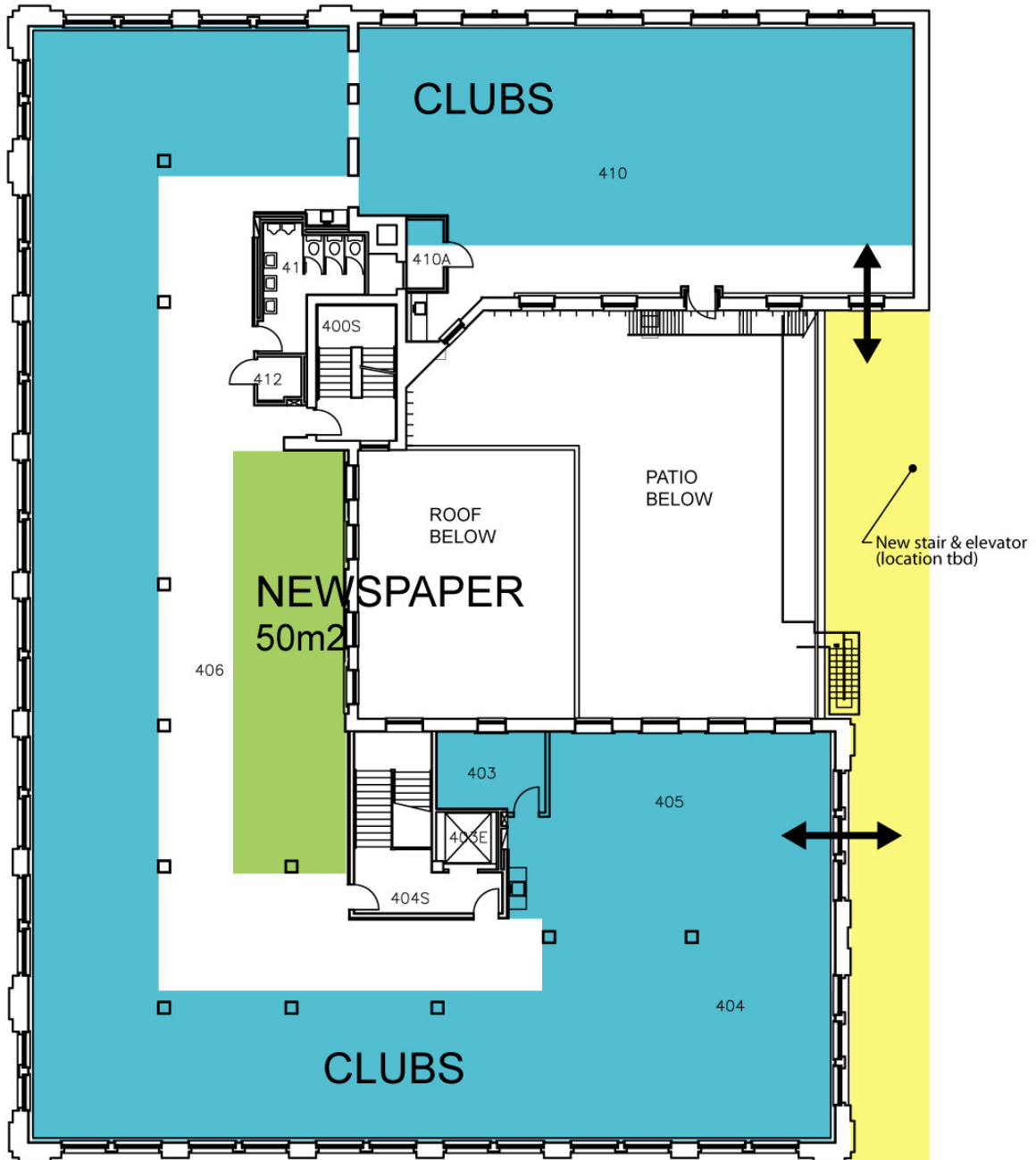
NOTE: These drawings do not serve as direct reference for demolition or renovation work. Floorplans reflect existing conditions with new program areas overlaid in colour for general reference only.

STUDENT COMMONS
 230 COLLEGE STREET
 DRAFT FIT PLAN **Option D**
THIRD FLOOR
 MAY 22, 2012

CLUBS
Total = 520m²

STUDENT SERVICES / OTHER
Total = 50m²

STAIRS /
ELEVATOR



0 1 2 3 5 10 m

NOTE: These drawings do not serve as direct reference for demolition or renovation work. Floorplans reflect existing conditions with new program areas overlaid in colour for general reference only.

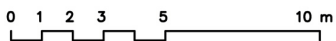
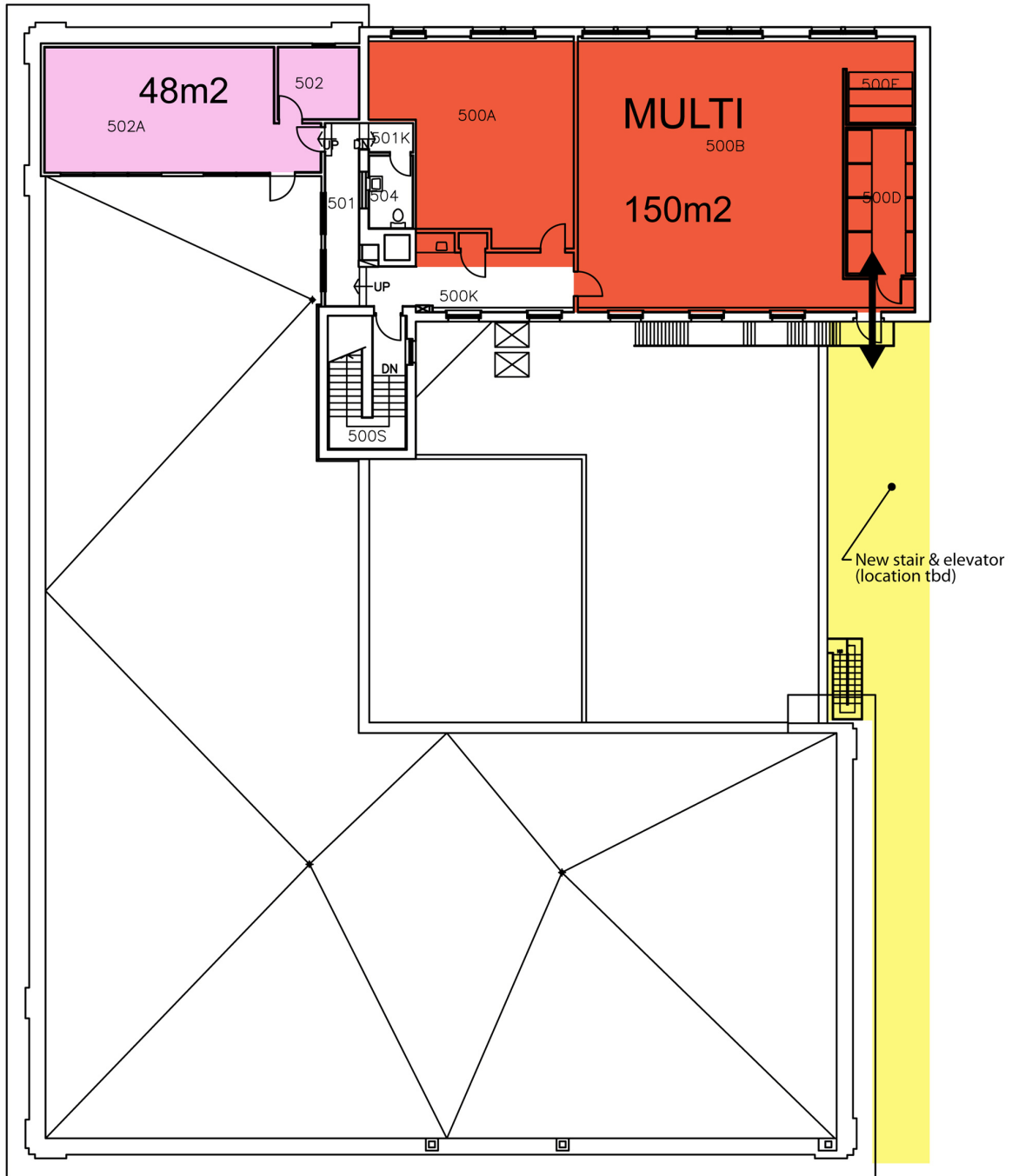
STUDENT COMMONS
230 COLLEGE STREET
DRAFT FIT PLAN **Option D**
FOURTH FLOOR
MAY 22, 2012



DANIELS (GRIT)
Total = 48m²

MULTI / EVENT
Total = 150m²

STAIRS /
ELEVATOR



NOTE: These drawings do not serve as direct reference for demolition or renovation work. Floorplans reflect existing conditions with new program areas overlaid in colour for general reference only.

STUDENT COMMONS
230 COLLEGE STREET
DRAFT FIT PLAN **Option D**
FIFTH FLOOR
FEBRUARY 25, 2013



Appendix 10. Overview of Asbestos Containing Materials

SUMMARY OF ASBESTOS-CONTAINING MATERIALS - ARCHITECTURAL BUILDING - BUILDING # 028

BUILDING MATERIAL									
Level	Texture Coat	Drywall Joint Compound	Thermal Mechanical Insulation	Vinyl Floor Tile/Sheeting	Ceiling Tile	Transite	Plaster	Fireproofing	
5	Not Present	N for Minor Jobs S for Major Jobs	C*	N	N	Not Present	N for Minor Jobs S for Major Jobs	C* (only at perimeter between exterior wall & plaster wall) N	
4	Not Present	N for Minor Jobs S for Major Jobs	N	S* N	N	Not Present	N for Minor Jobs S for Major Jobs	N N	
3	Not Present	N for Minor Jobs S for Major Jobs	N	N	N	Not Present	N for Minor Jobs S for Major Jobs	N	
2	Not Present	N for Minor Jobs S for Major Jobs	N	S* N	N	Not Present	N for Minor Jobs S for Major Jobs	N N	
1	Not Present	N for Minor Jobs S for Major Jobs	N	N	N	Not Present	N for Minor Jobs S for Major Jobs	N	
Mez	Not Present	N for Minor Jobs S for Major Jobs	C**	S* N	N	Not Present	N for Minor Jobs S for Major Jobs	S* (on hidden beams) N	
B	Not Present	N for Minor Jobs S for Major Jobs	C**	N	Not Present	Not Present	N for Minor Jobs S for Major Jobs	N	
C - Confirmed Asbestos-containing * Minor Quantity S - Suspected to Contain Asbestos ** Major Quantity N - Non-Asbestos									
This summary provides an elementary information of presence/absence of asbestos-containing materials within the building. Prior to planning any renovation or demolition project a pre-construction survey should be carried out.									