



**TO:** Planning and Budget Committee

**SPONSOR:** Gail Milgrom, Director, Campus and Facilities Planning

**DATE:** December 11, 2012 for January 16, 2013

**AGENDA ITEM: 3**

**ITEM IDENTIFICATION:**

Report of the Project Planning Committee for the Faculty of Law Expansion

**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:**

Planning for expanded and renewed facilities for the Faculty of Law began with the establishment of a Project Committee in November 2001. The Committee prepared an Interim Report identifying the Faculty's space requirements and requested that the area identified as Site 12 in the University's permitted development sites be conditionally assigned for its academic expansion. Renovations to the 3rd floor of Flavelle House to increase office space and to ground floor spaces to create additional high-quality student space followed, but funds to proceed with a larger vision were not available at the time.

Between 2002 and 2006, the Faculty and the University considered a number of development possibilities for Law, including a move to Site 12 on the St. George Campus. In light of other developments and the apparent intensification of areas adjacent to the University, the Dean's Advisory Committee recommended that the Faculty should plan for expanded facilities at the present site – 78 and 84 Queen's Park Crescent.

The Project Committee was reconstituted in 2006, and in 2007 an Interim Project Planning Report proposed that Falconer Hall be vacated to consolidate the Law program on an expanded Flavelle site. Following the approval of the 2007 Interim Planning Report, and the University's acquisition of the Planetarium site immediately north of Falconer Hall, a visioning exercise was undertaken to gain better understanding of the full precinct development potential, and to specifically address ways of moving the Faculty of Law expansion forward. Four teams were chosen to complete schemes for the precinct that ultimately resulted in the commission for the Faculty of Law expansion design being awarded to Hariri  
McMurrich Building, 12 Queen's Park Crescent West, 4<sup>th</sup> Floor, Toronto, ON M5S 1S8, Canada  
Tel: +1 416-978-5515 • Fax: +1 416-971-2809 • www.updc.utoronto.ca

Ponterini Architects Inc. Schematic design work completed by Hariri Ponterini has provided visual materials with which to fundraise for the project. Fundraising goals changed with the financial climate and the space program has been reduced from the initially proposed 9012nasm. This report describes the new space program and functional plan, which includes the continued use of Falconer Hall as part of the Law campus.

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 Advisory Group, the Executive Committee of CaPS (Capital Projects and Space Allocation Committee) and at the Agenda Committee of the Planning and Budget Committee and is being recommended for consideration.

## **HIGHLIGHTS:**

The Faculty of Law is currently housed in two historic buildings, Flavelle House including the Bora Laskin Library addition and Falconer Hall, on the St. George Campus of the University of Toronto. Within these two buildings, the law school meets many of its needs, having its own classrooms, seminar rooms, and library and research facilities. Immediately adjacent to the law school grounds are Philosopher's Walk to the west, the Faculty of Music and the Royal Ontario Museum to the north and Hoskin Avenue, Queen's Park and the Parliament buildings to the south.

Over the past 15 years, the law school's academic, extra-curricular, and co-curricular programs have grown dramatically. The number of faculty members has more than doubled; senior managerial staff, program directors, and support staff have also increased. The tremendous growth of the law school has meant that it is bursting at its seams. The law school's physical space and existing facilities can no longer support its current programmatic needs or its anticipated future needs.

Furthermore, the state of the Faculty of Law's physical facilities has been a significant challenge. Since 2000, External Review Committees have evaluated the Faculty's program and reported inadequate physical space was the most pressing issue facing the Faculty. The 2000 External Review Committee concluded that the space and facility challenges faced by the Faculty were "stark and immediate". In their view, the problem could not be deferred "for the medium or long term", but tackled immediately, "with tangible results in the short-term". The Committee added that "the solution must match the magnitude of the problem. Refurbishment of existing space will not suffice". A further External Review in 2010 reiterated the findings of this committee and subsequent reviews, and stated that "completion of the building project is vital to the Faculty's future.

While Falconer Hall and Flavelle House (including the Bora Laskin Law Library) and the glorious precinct in which they reside, are beloved to legions of alumni, the site presents a significant challenge for the Faculty's growth. This challenge will be realized by renovating the existing buildings and with the construction of new facilities.

The proposed project will include modest renovations to Flavelle House, partial demolition and significant renovations and recladding of the Bora Laskin Library and the addition of a new 3-storey crescent building to the south. The University of Toronto St. George Campus Master Plan, approved by Governing Council in June 2011, identifies development in this location within the southern portion of Site A.

The existing context of low to mid rise institutional buildings establishes the overall built form pattern. An easement exists across the site to allow service vehicles to access both the Faculty of Music loading and the Royal Ontario Museum loading access. This access must be respected within all plans for the site.

Surrounding open spaces contain a rich network of pedestrian paths which merge with those of the adjoining campus. The site is in the position to serve as a “gateway” to Philosopher’s Walk, as well as to the South Campus.

Eighteen parking spaces exist on site. The spaces are expected to be taken out of service during construction to allow for staging space and will be reinstated upon the completion of the project.

The space program includes all the planned and requested additional spaces necessary to fully support the Faculty of Law in its existing and future envisioned state that includes increased faculty complement, graduate student enrolment, and student service support.

Because the 2009 schematic design work had carefully located program within the existing buildings and new construction, the space program includes building location as well as area, number and space allocation information based on the 3-story schematic plan. Recent alignment of the early schematic plans with the budget have allowed for a more accurate accounting of spaces to be delivered within the existing and new structures.

The current space program includes 2740nasm of newly constructed space in a ‘crescent wing’ and 4405nasm of program in renovated space within the existing Flavelle House and Bora Laskin Library. Additionally, 969nasm of space program will remain in Falconer Hall where no renovations are currently planned. These spaces, along with 68nasm of clinic space located at 655 Spadina Avenue comprise 8181nasm of space that will fully accommodate the Faculty of Law on the St. George campus.

#### **FINANCIAL AND PLANNING IMPLICATIONS:**

The project cost estimate, based on the original envelope, includes the addition of 5473gsm (2740nasm) of new space in the ‘Crescent’ building; partial demolition, new façade and interior renovation in the Bora Laskin Library ‘Pavilion’ building; and minimal renovation work in the Flavelle house. No renovations are contemplated within Falconer Hall. The total project cost estimate of the combined new and renovated spaces for the Faculty of Law is \$54,000,000.

#### **PROJECT FUNDING:**

The funding for this project has been assembled primarily from external sources. The Faculty of Law launched the public phase of its fundraising campaign in November 2011. The Faculty of Law worked closely with the Division of University Advancement and with a dedicated group of campaign volunteers, and is confident that the private fundraising goal of \$36 million will be achieved. To date, the Faculty has secured \$33.1 million in private funds. The funding sources for the project are as follows:

Capital Campaign pledges to date	\$33.1 M
Borrowing	3.5 M

Provost Central Funds	6.0M
Graduate Expansion Funds	4.5M
Faculty of Law	4.0 M
<u>Capital Campaign (outstanding)</u>	<u>2.9M</u>
Total	\$ 54.0 M

**SCHEDULE:**

Early construction works including remediation of existing buildings and demolition is targeted to begin as early as June 2013 immediately following the 2012-13 academic year. To do so, approval to move forward is required to allow time for construction drawings, municipal approvals and permitting to be achieved. The estimated schedule is as follows:

Governing Council approval	February 2013
Staging out of existing buildings	June 2013
Construction begins	June 2013
Substantial Completion	June 2015

**RECOMMENDATIONS:**

Be It Recommended to the Academic Board

- a) THAT the Project Planning Report for the Faculty of Law Expansion, dated December 11, 2012, be approved in principle.
- b) THAT the project scope to accommodate the Faculty of Law in 8180 nasm of existing facilities, renovated space and newly constructed space, as identified in the Project Planning Report be approved in principle at a total project cost of \$54,000,000 to be funded as follows:

Capital Campaign pledges to date	\$33.1 M
Borrowing	3.5 M
Provost Central Funds	6.0 M
Graduate Expansion Funds	4.5 M
Faculty of Law	4.0 M
<u>Capital Campaign (outstanding)</u>	<u>2.9 M</u>
Total	\$ 54.0 M

**REPORT OF THE PROJECT PLANNING COMMITTEE  
FOR THE FACULTY OF LAW EXPANSION**

DECEMBER 11, 2012

## ***Executive Summary***

The Faculty of Law has a long and illustrious history. Established in 1887, it is one of the world's great law schools, a dynamic intellectual and social community with nearly 60 full-time faculty members and more than 25 annual distinguished visiting professors from the world's leading law schools, as well as over 700 undergraduate and graduate students. The Faculty's rich academic programs are supplemented by its many legal clinics and public interest programs, and its close links to the Faculty's more than 6,000 alumni, who enjoy rewarding careers in every sector of Canadian society and remain involved in many aspects of life at the law school.

Over the past 15 years, the law school's academic, extra-curricular, and co-curricular programs have grown dramatically. The number of faculty members has more than doubled; senior managerial staff, program directors, and support staff have also increased. The tremendous growth of the law school has meant that it is bursting at its seams. The law school's physical space and existing facilities can no longer support its current programmatic needs or its anticipated future needs. While Falconer Hall and Flavelle House (including the Bora Laskin Law Library) and the glorious precinct in which they reside, are beloved to legions of alumni, the site presents a significant challenge for the Faculty's growth. This challenge will be realized by renovating the existing buildings and with the construction of new facilities.

The Faculty envisions a building that enriches the experience of its students and faculty members. The Faculty of Law building should facilitate curricular innovation, allowing for intimate learning experiences and clinical opportunities. It should support the extra- and co-curricular activities of all Law students, as these programs give students unique opportunities to develop professional and leadership skills. And it should inspire faculty members to teach and write at the highest international standards. In short, the Faculty envisions a building that reflects its aspirations and the special place that the law school holds in Canada and in the world.

Planning for expanded and renewed facilities for the Faculty of Law began with the establishment of a Project Committee in November 2001. The Committee prepared an Interim Report identifying the Faculty's space requirements and requested that the area identified as Site 12 in the University's permitted development sites be conditionally assigned for its academic expansion. Renovations to the 3<sup>rd</sup> floor of Flavelle House to increase office space and to ground floor spaces to create additional high-quality student space followed, but funds to proceed with a larger vision were not available at the time.

Between 2002 and 2006, the Faculty and the University considered a number of development possibilities for Law, including a move to Site 12 on the St. George Campus. In light of other developments and the apparent intensification of areas adjacent to the University, the Dean's Advisory Committee recommended that the

Faculty should plan for expanded facilities at the present site – 78 and 84 Queen’s Park Crescent.

The Project Committee was reconstituted in 2006, and in 2007 an Interim Project Planning Report proposed that Falconer Hall be vacated to consolidate the Law program on an expanded Flavelle site. The plan envisioned a new southern entrance to the law campus, strengthening the Faculty’s presence on Queen’s Park and connecting it more closely to the rest of the St. George Campus.

Following the approval of the 2007 Interim Planning Report, and the University’s acquisition of the Planetarium site immediately north of Falconer Hall, a visioning exercise was undertaken to gain better understanding of the full precinct development potential, and to specifically address ways of moving the Faculty of Law expansion forward. Four teams were chosen to complete schemes for the precinct that ultimately resulted in the commission for the Faculty of Law expansion design being awarded to Hariri Ponterini Architects Inc. Schematic design work completed by Hariri Ponterini also provided visual materials with which to fundraise for the project. Fundraising goals changed with the financial climate and the space program adjusted from an initially proposed 9012nasm to 8180nasm.

Today, a successful fundraising campaign allows this project to move forward for completion. This report describes the new space program and functional plan, including the continued use of Falconer Hall as part of the Law campus. A total of 8180nasm is now proposed to provide an expanded space allocation for the Faculty between 5440nasm of existing spaces located in the existing Flavelle House and Bora Laskin Library, Falconer Hall and 655 Spadina Avenue and within 2740nasm of newly constructed facilities.

Early construction works including remediation of existing buildings and demolition is targeted to begin as early as June 2013 immediately following the 2012-13 academic year. To do so, approval to move forward is required to allow time for construction drawings, municipal approvals and permitting to be achieved. The estimated schedule is as follows:

Governing Council Approvals	February 2013
Staging out of existing buildings	June 2013
Construction begins	June 2013
Substantial Completion	June 2015

The project cost estimate includes the addition of 5473gsm (2740nasm) of new space in the ‘Crescent’ building; partial demolition (approximately 3800gsm) new façade and interior renovation in the Bora Laskin Library ‘Pavilion’ building; and minimal renovation work in the Flavelle house. No renovations are contemplated within Falconer Hall.

The total project cost estimate of the combined new and renovated spaces for the Faculty of Law is \$54,000,000.

The funding for this project has been assembled primarily from external sources. The Faculty of Law launched the public phase of its fundraising campaign in November 2011. The Faculty of Law has worked closely with the Division of University Advancement and with a dedicated group of campaign volunteers, and is confident that the private fundraising goal of \$36 million will be achieved. To date, the Faculty has secured \$33.1 million in private funds.

The funding sources for the project are as follows:

Capital Campaign pledges to date	\$33.1M
Provost Central Funds	6.0M
Graduate Expansion Funds	4.5M
Faculty of Law	4.0M
Borrowing	3.5M
<u>Capital Campaign (outstanding)</u>	<u>2.9M</u>
Total	\$ 54.0 M

The expanded Faculty of Law buildings will have an estimated operating cost of \$1,767,865 (in 2012 dollars) to be funded by the Faculty's operating budget.

### ***Recommendations***

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

- a. THAT the Project Planning Report for the Faculty of Law Expansion, dated November 28, 2012, be approved in principle.
- b. THAT the project scope to accommodate the Faculty of Law in 8180nasm of existing facilities, renovated space and newly constructed space, as identified in the Project Planning Report be approved in principle at a total project cost of \$54,000,000.



## Table of Contents

<i>Executive Summary</i> .....	1
<i>Recommendations</i> .....	3
<i>Membership</i> .....	5
<i>Terms of Reference</i> .....	6
<i>Background Information</i> .....	7
<i>Statement of Academic Plan</i> .....	8
<i>Space Program</i> .....	10
<i>Functional Plan</i> .....	15
<i>Building Considerations</i> .....	17
<i>Environmental Impact</i> .....	19
<i>Phased Construction</i> .....	22
<i>Secondary Effects</i> .....	22
<i>Schedule</i> .....	23
<i>Resource Implications</i> .....	23
<i>Operating Costs</i> .....	24
<i>Funding Sources</i> .....	24
<i>Recommendations</i> .....	25

## ***Membership***

Mayo Moran (Chair), Professor and Dean

Kathy Tam, Chief Administrative Officer

Bonnie Goldberg, Assistant Dean, Students (2006 – 2009); replaced by Alexis Archbold,  
Assistant Dean (Students)

Kate Hilton, Assistant Dean, Advancement

Jane Kidner, Assistant Dean, Professional Legal Education

Kaye Joachim, Assistant Dean, Graduate Studies (2006 – 2007); replaced by Judith  
McCormack, Assistant Dean, Graduate Studies

Beatrice Tice, Chief Librarian (2006 – 2009); replaced by John Papadopoulos, Chief Law  
Librarian

Marty Friedland, Professor Emeritus

Karen Knop, Professor

Audrey Macklin, Professor

Lorne Sossin, Professor and Associate Dean (2006 – 2010)

Angela Fernandez, Professor

Kent Roach, Professor

Lianne Krakauer, Assistant Dean, Career Services (2006 – 2008)

David Duff, Professor (2006 – 2009)

Merrill Boden, Staff

Kim Haviv, President of SLS and JD Student (2006 – 2007)

Elliot Smith, JD Student (2006 – 2007)

Alex Kenjeev, JD Student (2006 – 2008)

Alexis Alyea, JD Student (2006 – 2007)

Rose Ann MacGillivray, Graduate Student (2006 – 2008)

Jennifer Adams Peffer, (Secretary), Senior Planner, Campus and Facilities Planning

Julian Binks, Manager, Director, Planning & Estimating, Real Estate Operations;  
replaced by George Phelps, Director Project Development, June 2012

## ***Terms of Reference***

1. Make recommendations for a detailed space program indicating how space and facilities for the Faculty of Law should be organized at 78 Queen's Park Crescent (Flavelle House and Bora Laskin Library) and 84 Queen's Park Crescent (Falconer House), including renovations to the existing facilities.
2. Identify the space program as it is related to the Faculty's existing and approved academic plan; taking into account the impact of approved and proposed program enhancements that are reflected in increased faculty, student, and staff complement.
3. Demonstrate that the proposed space program will take into account the Council of Ontario Universities and the university's own space standards.
4. Demonstrate the relationship of the proposed facility to the facilities that house the Faculty's international peer group.
5. Plan to realize maximum flexibility of space to permit future allocation, as program needs change.
6. Identify the equipment and moveable furnishings, which will be necessary to the project.
7. Identify requirements for networking and other electronic and data communications.
8. Identify site plan implications, including City of Toronto approvals, parking, servicing, safety and accessibility as related to overall development of the Queen's Park precinct.
9. Provide a total project cost estimate that identifies all resource implications including a projected increase to the annual operating cost for the University.
10. Identify any costs associated with transition during construction and secondary effects resulting from the realization of this project.
11. Identify all sources of proposed funding for this project.
12. Report by December 31, 2006\*.

*\* an interim project planning report went to GC in February 2007 the terms of reference remained the same for the current Report*

### ***Background Information***

The Faculty of Law has a long and illustrious history. Established in 1887, it is one of the world's great law schools, a dynamic intellectual and social community with nearly 60 full-time faculty members and more than 25 annual distinguished visiting professors from the world's leading law schools, as well as over 700 undergraduate and graduate students. The Faculty's rich academic programs are supplemented by its many legal clinics and public interest programs, and its close links to the Faculty's more than 6,000 alumni, who enjoy rewarding careers in every sector of Canadian society and remain involved in many aspects of life at the law school.

The Faculty of Law is currently housed in two historic buildings, Flavelle House including the Bora Laskin Library addition and Falconer Hall, on the St. George Campus of the University of Toronto. Within these two buildings, the law school meets many of its needs, having its own classrooms, seminar rooms, and library and research facilities. Immediately adjacent to the law school grounds are Philosopher's Walk to the west, the Faculty of Music and the Royal Ontario Museum to the north and, beyond Hoskin Avenue, Queen's Park and the Parliament buildings to the south.

Over the past 15 years, the law school's academic, extra-curricular, and co-curricular programs have grown dramatically. The number of faculty members has more than doubled; senior managerial staff, program directors, and support staff have also increased. The tremendous growth of the law school has meant that it is bursting at its seams. The law school's physical space and existing facilities can no longer support its current programmatic needs or its anticipated future needs. While Falconer Hall and Flavelle House (including the Bora Laskin Law Library) and the glorious precinct in which they reside, are beloved to legions of alumni, the site presents a significant challenge for the Faculty's growth. This challenge will be realized by renovating the existing buildings and with the construction of new facilities.

In order to meet the pressing needs to accommodate approved and planned program enhancements relating to the Faculty's academic mission (including increased faculty complement, graduate student enrolment, and student service support) additional space was deemed necessary as early as 2001.

An initial Project Planning Committee for the Faculty of Law was established in November 2001. The Committee prepared an interim report identifying the Faculty's space requirements and requested that the area identified as site 12 in the University's permitted development sites be conditionally assigned for its academic expansion. Subsequently, in light of other developments and the apparent intensification of areas adjacent to the University, the Dean's Advisory Committee recommended in 2007 that the Faculty should plan for expanded facilities at the present site – 78 and 84 Queen's Park Crescent. A *Faculty of Law Expansion Interim Project Planning Report* was approved in January 2007 recommending a total of 9012nasm to accommodate the

Faculty fully between renovated existing buildings at 78 and 84 Queen's Park Crescent West and in additional new space.

The 2007 Report suggested that Falconer Hall be vacated to consolidate the Law program on an expanded Flavelle site. The plan envisioned a new southern entrance to the law campus, strengthening the Faculty's presence on Queen's Park and connecting it more closely to the rest of the St. George Campus.

Following the approval of the 2007 Interim Planning Report and the University's acquisition of the Planetarium site immediately north of Falconer Hall, a visioning exercise was undertaken to gain better understanding of the full precinct development potential, and to specifically address ways of moving the Faculty of Law expansion forward. Four teams were chosen to complete schemes for the precinct that ultimately resulted in the commission for the Faculty of Law expansion design being awarded to Hariri Ponterini Architects Inc. Schematic design work and renderings completed by Hariri Ponterini also provided visual materials with which to fundraise for the project. Fundraising goals changed with the financial climate and the space program was adjusted from an initially proposed 9012nasm to approximately 8180nasm. The decision to remain in Falconer Hall was also made at this time.

Today, a successful fundraising campaign allows this project to move forward for completion. This report describes the new space program and functional plan, including the continuing use of Falconer Hall as part of the Law campus. A total of 8180nasm is now proposed to provide an expanded space allocation for the Faculty between 5440nasm of existing spaces located in each of the existing Flavelle House, Falconer Hall and 655 Spadina Avenue and within 2740nasm of newly constructed facilities.

The law school is one of Canada's great public institutions, whose building should engage and inspire members of our community and members of the public. The law building should be a beautiful space that encourages people to come together and share ideas. It should contain spaces that are suitable for conferences and other public gatherings on key issues of public policy. It should also reflect the Faculty of Law's public values, which include a commitment to environmental sustainability and to physical accessibility.

### ***Statement of Academic Plan***

In 2002, the Faculty of Law completed an extensive academic plan (known as *Strengthening Our Community: the Report of the Task Force on the Future of the Faculty*). This plan made ambitious recommendations in three broad categories: People, Programs and Infrastructure.

While many of the goals of the academic plan in the areas of People and Programs have been achieved, others have been deferred, either because key budgetary assumptions from the academic plan have not been realized, or because the school has lacked the

physical space to accommodate growth in certain areas. The major goal of the academic plan with respect to Infrastructure was the construction of a new building, and the Faculty of Law Expansion represents major progress toward this objective.

Some of the significant achievements of the past several years in the areas of People and Programs, and the steps that have been taken thus far to realize the school's ambitions with respect to Infrastructure include the following:

The Faculty of Law has:

- continued to attract an outstanding and diverse student body.
- continued to attract and retain outstanding faculty members.
- continued to work on a range of diversity initiatives designed to create a welcoming environment for students, faculty and staff, including the development of new staff positions with mandates to deepen the Faculty's outreach to diverse communities.
- seen a steady increase in the number of student-run programs and initiatives with 32 student clubs and associations now at the law school. The Faculty celebrates the energy and enthusiasm of its students, while at the same time struggles to provide space to accommodate the proliferation of meetings and events associated with these student activities.
- invested in its clinical programs, increasing its annual funding for Downtown Legal Services and supporting the creation of intensive clinical terms for credit. Its longstanding International Human Rights Program has been expanded through the creation of an International Human Rights Clinic (IHRC). The incredible popularity of these programs has led to increased demands for both funding and physical space.
- developed its public service offerings. The Faculty has increased the reach of Pro Bono Students Canada, allowing for the development of additional volunteer placements for students, and has created a new organization, LAWS (Law in Action within Schools), a high school outreach program designed to encourage at-risk youth to stay in school, and ultimately to pursue a post-secondary education.

### **Infrastructure**

For a number of years, the state of the Faculty of Law's physical facilities has been a significant challenge. In fact, in 2000, an External Review Committee evaluated the Faculty's program and reported that inadequate physical space was *the* most pressing issue facing the Faculty:

*There is a huge, and widening, chasm between the academic achievements of the Law School and its physical facilities. Without a dramatic improvement in both the quality and the quantity of those facilities, we believe that the Faculty of Law will be unable to be counted as one of the leading law schools in the*

*world.... [T]he physical facilities of the Law School match neither its academic achievements so far nor its place among the leading law schools in the world.*

The 2000 External Review Committee concluded that the space and facility challenges faced by the Faculty were “stark and immediate”. In their view, the problem could not be deferred “for the medium or long term”, but tackled immediately, “with tangible results in the short-term”. The Committee added that “the solution must match the magnitude of the problem. Refurbishment of existing space will not suffice”.

Consequently, the Faculty’s 2002 academic plan identified the timely implementation of a space solution as a key academic priority for the Faculty of Law. Between 2002 and 2006, the Faculty and the University considered a number of development possibilities for Law, including a move to Site 12 on the St. George Campus. In the meantime, due to the growth in its academic program, and several additional years of deferred maintenance, the situation has become even more serious.

In January of 2006, the University conducted an External Review of the Faculty of Law. The Reviewers expressed concern at the quality of the physical space, and concluded: *[T]he facilities are completely inadequate for the Faculty of Law’s current needs, not to mention those needs which are on the horizon. These inadequacies permeate the institution in ways that seriously inhibit its capacity to contribute in the ways it should.*

A further External Review in 2010 reiterated the findings of the two previous reviews, and stated that “completion of the building project is vital to the Faculty’s future.

Following the 2006 External Review, the Dean struck an Advisory Committee of faculty, staff, students and alumni to determine with finality the location of any future development project. The Committee recommended that the Faculty of Law remain on the Queen’s Park site that it has occupied for the past several decades. There has been widespread support for this decision from all of the Faculty’s constituencies. The Report of the Project Planning Committee for the Faculty of Law Expansion identifies a project that will unite the Faculty of Law community and allow it to fulfill the only significant commitment from the 2002 academic plan that remains outstanding.

## ***Space Program***

### **Overview of Existing Space**

The Faculty of Law currently occupies 7386 nasm. The distribution of space at the Law School by building and category of space is listed below:

### Current Space Inventory

	Falconer Hall	Fasken Martineau Building	Flavelle House	Queen's Park Crescent East-39	Grand Total
Classrooms	213		899		1,112
Faculty Offices	284		783	195	1,262
Graduate Student Offices			40		40
Non-Academic Staff Offices	447		158	101	706
Office Support Space	139		206	176	521
Library and Study Space			2,977		2,977
Food Facilities			13		13
Bookstore	70				70
Student Office, etc.	119	68	137		324
Recreational Facilities			166		166
General Lounge Space			196		196
	1,271	68	5,575	472	7,386

Spaces are distributed between the two historic buildings and the Bora Laskin Library, with 5,575 nasm located within Flavelle House and the Library, an additional 1,271 nasm located in Falconer Hall. An additional 472nasm of space is allocated at 39 Queen's Park Cres. East on a temporary basis, until the completion of this project, and in 68nasm accommodating clinics at the Fasken Martineau Building located at 655 Spadina Avenue and co-located with Downtown Legal Services.

### Occupant Profile

The occupant profile for the Faculty of Law at steady state, to be accommodated within the new and renovated spaces of the Faculty is as follows:

Input Measures	Current	Planned
Faculty FTE	47.56	54.78
Administrative Staff FTE	63.2	63.2
Non-Faculty Researchers	16	16
JD Students FTE	650	650
LLM and GPLLM Students FTE	107	110
SJD Students FTE	46	46
Librarians and Library Staff FTE	12.6	12.6
Library Collections Volumes	220,000	180,000-200,000*

\* the total number volumes may be reduced to as low as 180,000 depending on space available within the renewed library.



## Nominal Space Allocation

The requirement for space was calculated as per the Council of Ontario Universities (COU) Space Standards as all Ontario institutions report to the Ministry of Training, colleges and Universities using these standards as a benchmark. The COU space standards were developed for use at a system wide level to determine the utilization of physical resources within a wide range of institutions. They are based on centrally held data, average sizes of facilities and generalized assumptions about utilization. The elements that make the standards useful in broader analytical exercises sometimes make them less effective when trying to determine the specific requirements of an individual department or division.

This report, while adhering to the COU standards in most respects, has modified some of their elements to ensure that the analysis would be sensitive to the specific space requirements of the Law School and the heritage nature of its buildings.

A comparison of existing space allocation, the proposed space program from the 2007 Interim Report and current COU space standard calculation to the proposed 2012 space program, is provided in the following chart:

Space Category	Existing Nasm	2007 Space Program NASM	COU Space Formula (planned FTE)	2012 Space Program NASM
Faculty Offices	1,262	997	819	1,104
Research/Special Programs	40	196	139	313
Clinical/Teaching Labs*	68	524	780	68
Administrative Offices	706	872	822	868
Faculty and Admin Support Space	520	1,042	566	851
Classrooms	1,112	1,602	991	1,398
Library**	2,911	2,444	2,260	2,437
Student Space	322	1,033	866	846
Faculty-wide Space***	444	303	182	296
<b>Total****</b>	<b>7,386</b>	<b>9,013</b>	<b>7,425</b>	<b>8,181</b>

\* Additional clinical space is available at Downtown Legal Services in 450nasm of space co-located with 68nasm of Faculty of Law Space in the Fasken Martineau building on Spadina Avenue.

\*\*Library space includes 700nasm of study space under the library jurisdiction. It should be noted that some of the carrel space identified as student study space in the library under this category has been historically used to accommodate visiting faculty and others rather than benefiting students and therefore the existing allocation appears richer than is actually available.

\*\*\*nasm includes graduate and undergraduate lockers and bookstore

\*\*\*\* of the Existing Total, approximately 1,770 nasm will be demolished.

The plan deviates from the COU allocation in the following ways:

1. Some areas have been augmented in order to fit existing historical conditions. That is, where a room under new construction would require one space allocation, in order to preserve the heritage aspects of the existing Flavelle House and Falconer Hall, some room sizes have been attributed area allocations that are larger than if constructed new. This is particularly the case for classrooms and offices within these buildings which are not to be altered as part of this project.
2. Some space allocations have been augmented, i.e. classrooms, research and special programs space and faculty-wide student related spaces, to best fulfill the anticipated needs of the Law School that exceed the general assumptions of the COU space standards. Justification has been made in each case through a detailed review of the many classes and activities that must be accommodated in order for the school to fulfill its mandate, and was included in the Interim Project Planning Report and appended here, in part, as Appendix B.

## ***PROJECT DESCRIPTION***

The Faculty envisions a building that enriches the experience of its students and faculty members. The Faculty of Law building should facilitate curricular innovation, allowing for intimate learning experiences and clinical opportunities. It should support the extra- and co-curricular activities of all Law students, as these programs give students unique opportunities to develop professional and leadership skills. And it should inspire faculty members to teach and write at the highest international standards. In short, the Faculty envisions a building that reflects its aspirations and the special place that the law school holds in Canada and in the world.

### **Space Program**

The following space program includes all spaces necessary, and described within this report, to fully support the Faculty of Law in its existing and planned state. Because schematic design work has already carefully located program within existing buildings and new construction, the space program includes building location as well as area, number and space allocation information.

The current space program includes 2740nasm of newly constructed space in a 'crescent wing' and 4405nasm of program in renovated space within the existing Flavelle House and Bora Laskin Library. Additionally, 969nasm of space program will remain in Falconer Hall where no renovations are currently planned. These spaces, along with 68nasm of clinic space located at 655 Spadina Avenue comprise 8181nasm of space

that will fully accommodate the Faculty of Law on the St. George campus. Approximately 1,170 nasm of existing space are to be demolished.

A summary of the space program is on the following page and a detailed space program is in Appendix A.

Faculty of Law 2012 Space Program Summary	New Building		Falconer Hall		Flavelle House and Bora Laskin Library		Total
	# Rms	Nasm	# Rms	Nasm	# Rms	Nasm	Nasm
Faculty Offices	53	709	1	32	21	363	1,104
Faculty/Graduate Research/ Clinical Offices	5	65	17	248		0	313
Administrative Staff Offices	41	494	2	30	22	344	868
Administrative Support Space		335		9		0	344
Storage Spaces		25		9		204	237
Meeting Rooms/Conference Space		56		19		194	269
Classrooms		815		198		385	1,399
Library						2,437	2,437
Student Space						189	189
Student Clubs and Associations						183	183
Student Journals						75	75
Graduate Student Space				399			399
Food Services		70					70
Prayer Space						31	31
Casebook Store		70					70
Graduate Student Lockers				24			24
U/G Lockers		101					101
Subtotals		2,740		969		4,405	8,114
Add 655 Spadina							<b>68</b>
<b>TOTAL Faculty of Law Space Program</b>		<b>2,740</b>		<b>969</b>		<b>4,405</b>	<b>8,182</b>

### ***Non-Assignable Spaces***

In addition to programmable spaces the following requirements must be met within the non-assignable space:

- Washrooms as required by building code
- Garbage and recycling disposal within building, and plan for pick-up/servicing and screening of collection bins must be included in an appropriate exterior location near vehicular access.
- Network closets: 1 per floor
- Utility closets: 1 per floor
- Custodial
  - Storage closet: 1 at grade near loading and elevator

- closet with floor mounted sink – 1 per floor
- custodial change room/lunchroom to accommodate 4 employees with adjacent office

### ***Functional Plan***

Overall, there is a desire to create important and distinct zones within the space program as follows:

1. A conference facility will be located in the Flavelle building, taking advantage of existing rooms including the Flavelle dining room and current Faculty Lounge. The area proposed takes advantage of the historic fabric of the existing Law School, is prominently and easily located by visitors and will serve as additional space for classes and other activities when not booked for events. The conference facility would benefit from the ability to open onto a landscaped exterior space.
2. A classroom complex will be rejuvenated with a combination of new and existing classrooms combining to provide optimum teaching opportunities. Existing flat floor classrooms in Falconer Hall and two 75-seat tiered rooms (FLB and FLC) will remain unchanged. The existing Bennett Lecture Hall will remain in place, but will be renovated to reduce seating capacity to 110, improve sight-lines and install new audio-visual equipment, tables and loose chairs.
3. In addition to existing and renovated classrooms, new classrooms will be located within the new 'crescent' building including the following:
  - a. 2 x 25 seat flat floor rooms
  - b. 2 x 50 seat tiered rooms
  - c. 1 x 150 seat tiered room
  - d. 1 x 210 seat tiered room to include space to accommodate moot court activities
4. Support spaces will include new classroom storage and moot court robing spaces.
5. Faculty and Administrative Support space should be located throughout the school in appropriate locations to best suit their respective functions.
6. Faculty offices will be located, where possible, together and near smaller, more intimate faculty lounges. Emeritus and intensive visitors offices will also be located with Faculty offices. Faculty offices in Falconer Hall and Flavelle House will remain unchanged in this plan. 53 new offices will be located within the new 'crescent' building. An additional 13 new offices will also be located in the new building to accommodate research and special programs.
7. Administrative offices will be clustered within their specialty areas. Where front reception desks are required, these administrative clusters should be located in

- easy to locate, ground level area. Administrative offices in Falconer Hall and Flavelle House will remain unchanged. 36 new private offices will be located in the 'crescent' building along with 5 casual staff workstations and 7 area reception workstations.
8. Administrative support spaces including meeting rooms, lounges, photocopy and mail spaces as well as storage will be co-located with administrative and faculty spaces within each of the existing and new buildings.
  9. The Library should be re-imagined to be compact and secure with places both for individual and group study and access to light for both users and staff. The existing Bora Laskin Library is to be partially demolished, re-clad and fully renovated. Within the newly renovated space the following program elements will be located:
    - a. Reference/circulation
    - b. Reserve books collection
    - c. Information commons
    - d. Large reading room
    - e. Group study rooms
    - f. Multi-purpose bookable rooms
    - g. Book collections stacks to hold a minimum of 180,000 volumes in a combination of compact movable shelving and static shelving.
    - h. Library staff offices and support space
  10. Student spaces should be located as required of their particular nature. For example, graduate student carrels should be located within the graduate student precinct including a small lounge and kitchenette. Proximity and access to the library will also be critical. Other student group spaces should be located and grouped together as much as possible and have easy access to bookable meeting rooms and classrooms during off hours. Student social space, study spaces and clubs and associations will be located within the Flavelle House, and PhD carrels in Falconer Hall.
  11. A prayer space is reserved within Flavelle House for student, staff and faculty use. In addition student lockers will be located within new and existing space in safe and convenient locations. A new casebook store location is also included in the 'crescent' building.
  12. Wherever possible, non-assignable "flow" space" is desirable in order to provide informal places for interaction and meeting within the Law campus. Within such 'flow-space' a coffee bar/café will provide better food and beverage options to the school. No on-site cooking is anticipated, but a greater range of pre-made options is anticipated along with comfortable, bright and convenient casual seating.

Note: Room data sheets describing the details of each program element are available upon request.

### ***Building Considerations***

#### **Standards of Construction**

This project assumes construction standards and materials similar to other good quality contemporary academic buildings on the University of Toronto campus.

It is the expectation that the University of Toronto Design Standards be met in all aspects of the project. Design standards include those that deal with safety requirements, accessibility concerns and general design issues as well as products and methodologies to be used in construction. The design team will provide a design brief or outline that can be reviewed and discussed early in the design process so that changes can be made without serious repercussions.

#### **Hazardous Materials**

Detailed information regarding asbestos can be obtained from the University's asbestos inventory system upon request including a designated substances report. Prior to planning any renovation or demolition project a pre-construction survey must be carried out.

#### **Heating, Ventilation and Air Conditioning**

Heating for the current Flavelle House/Bora Laskin complex as well as Falconer Hall and the Edward Johnson building is supplied from a 10 inch steam line in the Philosophers Walk tunnel via a 4 inch branch line. There should be sufficient capacity in this line to accommodate the new crescent wing as well. Currently, part of the steam flow is passed through heat exchangers in the Edward Johnson Building to make hot water, and which is then pumped to the Bora Laskin to heat for use in the perimeter heating system and the air handlers. It is recommended that the same approach be used to heat the crescent building. The design team should ascertain whether heat exchanger, pump and piping sizes of the equipment in Edward Johnson need to be increased in order to achieve this.

In general, many isolation valves need to be replaced in various mechanical rooms throughout the existing buildings and should be accomplished as part of this project for those spaces being renovated. It has been noted that Building Automation System control is not consistently applied in all areas and that there is a lack of insulation between the perimeter walls and radiators throughout the buildings. Where significant renovations are to occur, these elements should also be rectified.

## **Electrical Systems**

The spare capacity of the existing Law building's local transformers, loop feeders, and upstream transformers in N.E. Substation have been checked. The loop feeders and upstream transformers have enough spare capacity.

There are 2 local transformers, each rated at 750 kVA. The existing loading is about 563 kVA. The expansion project is expected to take about 350 kVA (based on roughly 35,000 sq. ft., 5W per sq. ft. of electrical load and 3W per sq. ft. of mechanical load, at 0.8 power factor).

If the expansion project is fed from the existing distribution system (meaning the two local transformers), there should be enough spare capacity for it, but this will result in "no redundancy" in the system. Should there be a transformer failure, the other transformer alone will not have enough capacity to feed the entire load, and load shedding will be required.

## **Emergency Power**

There is a diesel generator rated at 100 kW in the Law Building which serves life safety systems.

## **Accessibility, Access and Security**

The University of Toronto is committed to ensure 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) will be released for public review in December 2012 or January 2013. 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.

## **Computing and Communications**

Computing and communications should be considered at the time of design to fulfill current standards of design and technology.

## ***Environmental Impact***

The Faculty of Law respects and adheres to the commitments of the University of Toronto to the development and maintenance of environmental strategies that are aimed at enhancing university property, as well as the global environment. This commitment is set out in the university's Environmental Protection Policy (updated 2011). It is recommended that the project aim for LEED Silver including the achievement of specific university required points that are recognized to improve operation costs, although submission for accreditation may not be pursued.

In the spring of 2006, the Faculty of Law's Faculty Council passed a motion committing the law school to principles of environmental sustainability and creating an Environmental Sustainability Working Group to oversee and monitor this commitment. The Project Committee has liaised with the Working Group and asserts that the new building has presented an exciting and necessary opportunity to put into practice this commitment. Thus, the Project Committee believes principles of environmental sustainability must form an integral part of the building design and implementation.

The Faculty of Law agrees that in a large urban campus such as this, buildings represent the single most important element that affects the environment; they give it a recognisable form and are major consumers of natural resources in their construction and operation. Building design professionals, users and university administrators have an inherent responsibility to foster good environmental practices.

In its deliberations, the Committee received information that the University's construction of new buildings – and often the renovation of old buildings - already adhere to some of the highest standards of environmental sustainability known to date. University-provided building estimates and construction costs are supplied with additional or increased allocations to account for exceeding building codes, for meeting certain environmental standards, for adherence to city-mandated, federally-provided, and provincially-legislated requirements, and for the allowance of environmentally sustainable choices in materials, furniture and furnishings.

With this in mind, the Committee wishes to strongly encourage the chosen design team to be cognizant of the University's (in general) and the law school's (in particular) commitment to buildings that are environmentally sustainable. In particular, innovative and alternative choices, should be considered when decisions are made about designs, processes and products that influence resource use (e.g., energy, water, materials) and other environmental impacts (e.g., indoor air quality, lighting, waste management). The Committee encourages the design team to measure the environmental impact of these choices, and to recognize that impacts in one area must be assessed relative to other



areas, so that the “system” as a whole can be effective. However, the Project Committee emphasizes that the designated strategies to incorporate environmental design must work in concert with and will not compromise the specified requirements of the Faculty of Law.

### ***Site Considerations***

#### **Campus Planning**

The Faculty of Law is located in two existing buildings including Falconer Hall and Flavelle House/Bora Laskin Library each located on Queen’s Park Crescent West immediately south of the Royal Ontario Museum and east of the Faculty of Music and Philosopher’s Walk with Hoskin Avenue to the south. The proposed project will include modest renovations to Flavelle House, partial demolition and significant renovations and recladding of the Bora Laskin Library and the addition of a new 3-storey crescent building to the south. The University of Toronto St. George Campus Master Plan, approved in June 2011 by governing council, identifies development in this location within the southern portion of Site A. The existing context of low to mid rise institutional buildings establishes the overall built form pattern.

Because no as-of-right zoning permissions currently exist for the envisioned law project, the project will require approval through Committee of Adjustment to move forward. To meet donor expectations, the project is looking to proceed to construction as early as summer 2013. To accommodate such a schedule, an envelope has been prepared to respond to known zoning variances – thus, with regard to the University Open Space (UOS) at the southern end of Philosopher’s Walk, the current design cantilevers over the UOS rather than sitting directly on this land.

The Faculty of Music has also identified space that will be required to meet the needs of their academic plan. Expansion within this precinct will ultimately be necessary, and expected to be located at the northern portion of Site A. A separate project planning report from the Faculty of Music, and possibly other academic programs, may be submitted at a later date. To fully maximize institutional use in this precinct, balanced development has been considered.

An easement exists across the northern part of the site to allow service vehicles to access both the Faculty of Music loading and the Royal Ontario Museum loading access. This access must be respected within all plans for the site.

Surrounding open spaces contain a rich network of pedestrian paths which merge with those of the adjoining campus. The site is in the position to serve as a “gateway” to Philosopher’s Walk, as well as to the South Campus.

## **Landscaping and Site Work**

In order to take full advantage of the site, the paved exterior courtyard facing Philosopher's Walk should be fully reviewed for its potential to provide better amenity to the occupants of the Law School for both casual use as well as for use for conferences, etc. during good weather. At minimum the courtyard will require repaving following the re-cladding of the existing Bora Laskin Library.

The area identified for construction is planted with a number of perennials, trees and shrubs including dedicated trees. The dedicated trees will either have to be relocated or replaced by the project. Existing irrigation will need to be modified to match the new footprint of the building. Bluebells are found all over the property and are suggested to be maintained in the landscape plan for the area.

Heat tracing or canopies are required on all pathways associated with the south/east sides of the new building to allow for motorized equipment to access the site. Heat tracing or a canopy must also be provided for all accessibility ramps. Hard surfaces should comply with the Grounds Department standards for pavers.

A cistern is recommended to be incorporated with the building to capture the grey water and be reused in the irrigation system.

Because some mature trees will be removed to allow for the construction of the new crescent wing, the wood from these trees is suggested to be incorporated into the project where possible.

To encourage a safe environment at all hours, the design should minimize dark corners and incorporate bright lights for safety in all outdoor areas.

Additional bicycle parking will be required for the site in covered space.

The current recycling storage area for Flavelle House, Falconer Hall and the Edward Johnson building is located on the north side of Edward Johnson. Here are located small bins to store garbage, cardboard and commingled products. Organic food waste bins are stored by Flavelle House. Mixed paper is collected in totes and placed outdoors on the appropriate day. With the addition of the new Law building, the existing system will be inadequate to accommodate the garbage and recycling storage and collection for the area. As such, a plan should be developed for the district and carried out as part of this project.

Eighteen parking spaces exist on site. The spaces are expected to be taken out of service during construction to allow for staging space, and will be reinstated upon the completion of the project.

## **Heritage Issues**

Two buildings of the Faculty of Law, Falconer Hall (84 Queen's Park) and Flavelle House (78 Queen's Park), are listed Heritage Buildings in the City of Toronto Inventory of Heritage Properties. Heritage aspects of the buildings and the context in which they are situated will need to be carefully considered along with renovations and new construction on the site. A heritage impact statement has already been prepared.

## ***Phased Construction***

The project is assumed to be phased, with the demolition of existing elements to be removed from the site and new construction occurring first. Minor renovations and connections to Flavelle will immediately follow new construction.

## **Campus Infrastructure Considerations**

An existing CNS node is located within the existing Bora Laskin Library serving the north-east sector of campus. An alternate location in the basement of Flavelle has been determined and relocation planned to occur in advance of demolition. Costs of the relocation are included in the project cost estimate.

The Edward Johnson Building is currently fed with chilled water from the Royal Ontario Museum. The existing chiller in the Bora Laskin Library wing has sufficient excess capacity to supply the Edward Johnson. A scheme was devised in 1999 by the ECE Group to extend the Bora Laskin distribution system to connect to Edward Johnson, but did not proceed. The Project will incorporate this work as well as the piping connections in Edward Johnson, electrical power and any required related equipment, however, the cost for this portion of work is not included in the *construction budget*. Funding will be provided from external University funds as an addition to the project budget.

## ***Secondary Effects***

### **Staging**

The faculty wishes to relocate only those components of the program that will be affected by construction. Therefore, Falconer Hall will remain operational during construction, and where possible, offices, meeting spaces and student facilities in the old Flavelle house will remain in use during demolition and construction.

Classrooms will be accommodated through a combination of existing spaces within Falconer, and in bookable space on the University of Toronto campus. Some adjustments to class schedule may be required to accommodate within existing campus spaces.

Critical Library holdings will be relocated on the St. George Campus in a combination of space within the Birge-Carnegie building at Victoria University immediately east of the Law School across Queen's Park and within Robarts Library. Student study space and Library staff will also be located here. Some minor renovations will be required to provide additional power to study tables, telephones to offices, provide window coverings, etc.

Less critical holdings will be temporarily placed in storage within the Faculty of Law buildings. An allowance has been provided for this in the total project cost.

Some faculty offices, administrative and student related spaces may also require accommodation in rental space. Approximately 20 offices will be required, ideally to be co-located and near the Faculty of Law.

### **Release of Space**

472 nasm of space currently occupied by the Faculty of Law at 39 Queen's Park Crescent East will be vacated and released back to the Centre at the completion of this project.

### **Schedule**

The Faculty of Law has indicated a strong desire to begin construction in the summer of 2013 immediately following the 2012-13 academic year. To do so, approval to move forward is required to allow time for construction drawings, re-zoning or committee of adjustment approvals and permit approvals to be achieved.

The estimated schedule is as follows:

Governing Council Approval	February 2013
Site Plan Approval Submission	February 2013
Staging out of existing buildings	June 2013
Construction begins	June 2013
Substantial Completion	June 2015

### **Resource Implications**

#### **Total Project Cost Estimate**

The total project cost estimate for the Faculty of Law expansion is \$54,000,000.

The project cost estimate includes the addition of 5473gsm (2740nasm) of new space in the 'Crescent' building; partial demolition, new façade and interior renovation of the Bora Laskin Library 'Pavilion' building; and minimal renovation work in the Flavelle house to allow for connections to the new building. No renovations are contemplated for Falconer Hall.

An allowance has been included to allow for the moving and staging of people from areas within existing Bora Laskin Library, the accommodation of classroom activities in alternate rooms across campus, the relocation of library collections on campus and into storage, where required, and the accommodation of library study space within closely proximate space on campus.

Site development includes only landscaping and walkways associated with the new and renovated building(s). The entry forecourt to Flavelle House and Falconer Hall is not addressed, with the exception of any site remediation, in this project as a later project is anticipated to address the site access and servicing in association with Falconer Hall, the Faculty of Music and the Planetarium building site development.

Flavelle House renovations include the updating of basement washrooms or their replacement within the Crescent wing, and fire and life-safety improvements including the updating of an existing fire alarm.

### **Operating Costs**

Under the new budget model, the operating costs including all indirect costs for the existing Faculty of Law buildings in 2011 dollars are \$ 1,443,742.

Since the gross to net ratio area ratio varies widely across the Faculty of Law buildings, operating cost must be calculated on the basis of gross area for the expanded Law facilities.

Operating costs for the net new construction area have been developed from appropriate indices for utilities, caretaking, maintenance, etc. costs for this type and function of building. As the existing Bora Laskin library will be partially demolished, and new construction integrated, the total GSM for each component may change slightly from schematic design figures. Once a final GSM can be attributed to each building, operating costs will be adjusted accordingly.

Net new construction	\$140.33/GSM x 5470 GSM =	\$757,782
Existing Falconer Hall	\$98.08/GSM x 2,531 GSM =	\$248,240
Existing Flavelle/Laskin	\$99.05/GSM x 7,580 GSM =	\$750,799
Existing 655 Spadina	\$81.21/GSM x 136 GSM* =	\$11,044
<b>Total</b>		<b>\$1,767,865</b>

\*Note: 68nasm within the Fasken Martineau building at 655 Spadina are occupied by the Faculty of Law. To arrive at a gross area for this portion of a building a factor of 2 has been used.

### **Funding Sources**

The total project cost estimate of the combined new and renovated spaces for the Faculty of Law is \$54,000,000.

The funding for this project has been assembled primarily from external sources. The Faculty of Law launched the public phase of its fundraising campaign in November 2011. The Faculty of Law has worked closely with the Division of University Advancement and with a dedicated group of campaign volunteers, and is confident that the private fundraising goal of \$36 million will be achieved. To date, the Faculty has secured \$33.1 million in private funds.

The funding sources for the project are as follows:

Capital Campaign pledges to date	\$33.1M
Provost Central Funds	6.0M
Graduate Expansion Funds	4.5M
Faculty of Law	4.0M
Borrowing	3.5M
<u>Capital Campaign (outstanding)</u>	<u>2.9M</u>
Total	\$54.0 M

The total project cost estimate in its detailed form is available as a separate document.

### ***Recommendations***

Be It Recommended to the Academic Board

- a. THAT the Project Planning Report for the Faculty of Law Expansion, dated December 11, 2012, be approved in principle.
- b. THAT the project scope to accommodate the Faculty of Law in 8180 nasm of existing facilities, renovated space and newly constructed space, as identified in the Project Planning Report be approved in principle at a total project cost of \$54,000,000 to be funded as follows:

Capital Campaign pledges to date	\$33.1M
Provost Central Funds	6.0M
Graduate Expansion Funds	4.5M
Faculty of Law	4.0M
Borrowing	3.5M
<u>Capital Campaign (outstanding)</u>	<u>2.9M</u>
Total	\$ 54.0 M

**APPENDIX A**  
**DETAILED SPACE PROGRAM BY BUILDING**

Faculty of Law 2012 Space Program	New Building			Falconer Hall			Flavelle House and Bora Laskin Library		
	nasm	#	total	nasm	#	total	nasm	#	total
<b>Faculty Offices</b>									
Faculty/Assoc. Dean Offices	15	2	30	32.2	1	32.2			
Dean's Office	29	1	29						
Typical Faculty Offices	13	43	559				12	245.83	
Intensive Visitors							6	82.96	
Long Term Visitors Offices									
Adjunct Faculty (non FTE)							1	17.68	
Visiting Fellows							2	16.64	
Emeritus Offices	13	7	91						-
<b>subtotal Faculty Offices</b>			<b>709</b>			<b>32.2</b>			<b>363.11</b>
<b>Faculty/Graduate Research and Clinical Offices</b>									
Grad. Research/Special Programs Offices	13	5	65		9	119.46			
Research Programs Visiting Fellows					2	17.73			
Grad. Research or Administrative Workstations					6	111.18			
Clinics Offices and Support Space (at 655 Spadina)									
<b>subtotal Research and Clinical</b>			<b>65</b>			<b>248.37</b>			<b>0</b>
<b>Administrative Staff Offices</b>									
Enhanced Administrative Offices	15	3	46		1	17.47	22.36	3	67.07
Typical Administrative Offices	13.0	33	429		1	12.3	16.29	17	276.89
casual staff workstations	3.8	5	19					2	
<b>subtotal Administrative Offices</b>			<b>494</b>			<b>29.77</b>			<b>343.96</b>
<b>Administrative Support Space</b>									
Reception desk	13.6	7	95				28.04	1	28.04
resource area	10	2	20						
CDO meeting/interview space	13	1	13						
Adm./Financial Aid Councelling/staff development	16	1	16						
Records exam staging area	30	1	30						
Mail room	15	1	15						
Staff Lounge	40	1	40						
Faculty Lounge	40	1	40						
Server Room	27	1	27						
Faculty Area Photocopy/Printing	9.5	2	19		1	9.28			
<b>Storage Spaces</b>									
Dean's Office Files Storage	10	1	10						
Grad. Program Student Records storage					1	8.85			
Adm./Fin.Aid Locked files storage	15	1	15						
Financial Records files storage							20	1	20
General Administrative Storage							18.52	1	18.52





Space							and Bora Laskin Library		
	nasm	#	total	nasm	#	total	nasm	#	total
AV equipment storage room							5	1	5
server room							7	1	7
<b>subtotal Library</b>									<b>2437</b>
<b>Student Space</b>									
Social Space							97	1	96.5
Group Study Rooms							15	4	60
Printing/Photocopy room							12	1	12
Student Mail Area							20	1	20
<b>Student Clubs and Associations</b>									
Clubs Office							40	1	40
Student Law Society Office							35	1	35
Aboriginal Law Student Assoc. Off							15	1	15
Moot Court Complex :Cmtte Room							30	1	30
Moot Court Complex: Cmtte Sm Off							13	1	13
Ultra Vires Office							35	1	35
Student Clubs bookable meeting room (seat 8-10)							15	1	15
<b>Student Journals</b>									
Indigenous Law Journal Office							15	1	15
UofT Faculty of Law Review Office							15	1	15
Journal of Law and Equity Office							15	1	15
Journal of Int'l Law and International Relations Office							15	1	15
Professional Journals/Future Journals							15	1	15
<b>Graduate Student Space</b>									
Graduate Student Lounge					1	30.68			
PhD Student Carrels (single)					40	271.19			
LLM Group Carrel Space					1	97.15			
<b>subtotal student space</b>						<b>399.02</b>			<b>446.5</b>
<b>Faculty Wide Space</b>									
Food Services	70	1	70						
Prayer Space							31	1	31.3
Casebook Store	70	1	70						
Graduate Student Lockers					60	23.94			
U/G Lockers	101	1	101						
<b>subtotal faculty wide space</b>			<b>241</b>			<b>23.94</b>			<b>31.3</b>
<b>TOTAL Faculty of Law Space Program</b>			<b>2740</b>			<b>969</b>			<b>4405</b>

<b>Subtotal</b>	<b>8113</b>
Add 655 Spadina	<b>68</b>
<b>Total PROGRAM</b>	<b>8181</b>

*Note: Planned room allocations within Falconer Hall and Flavelle House based on architect prepared schematic plans are available in an expanded spreadsheet (available upon request).*

**APPENDIX B**

**CLASSROOM REQUIREMENTS**

Because the number and size of classrooms requested differs from what both the COU allocation and space utilization analysis would allocate, the Faculty was asked to provide additional information that would substantiate the requested requirements, and is included to follow:

---

*The Faculty of Law offers a very structured, course-heavy first year program and a remarkably robust and diverse upper year curriculum. Accordingly, the Faculty has fairly unique requirements when scheduling classes.*

*The Faculty has been advised that space utilization studies do not reflect that classrooms are being used to capacity. However, the Faculty is very constrained with the current configuration of classes and has no choice, for example, but to place 95 first year students in rooms that seat 150 and 50 first year students in rooms that seat 70. The Faculty also been advised that its “current” curriculum suggests that it is not offering sufficient courses to justify additional space needs. Leaving aside that the building plan is intricately tied to the Faculty’s academic priorities which include significant growth in a number of areas, the Faculty notes that it already offers a curriculum rich in choice and opportunity for its students, with nearly 180 credit-course offerings for upper year students each year. However, these courses are frequently scheduled against one another, suffer from unavoidable time overlaps which prevent student enrollment, or are artificially constrained by enrollment that is controlled by space limits not student interest or need. In light of the Faculty’s experience with student demand, course waitlists, faculty commitments/preferences, plans for growth, and our visiting scholar program, the Faculty is confident it would offer even more courses if it had the space to accommodate them.*

*If one considers more carefully the Faculty curriculum, these needs become apparent, as do the limits of the current space.*

### **Scheduling – General**

*In the first year, law students take a strictly proscribed course load, which includes 6 courses taught over the full year, and 2 half-year courses. The first year student classes meet twice a week for a period of 50 to 75 minutes each meeting. In contrast, upper year students take – with few exceptions – half year courses, ranging from 1-4 credits, and meeting anywhere from 3 times a term to twice a week, to twice a day, to five times a week. Upper year courses meet mostly in two hour blocks.*

*A further distinguishing feature of the Faculty’s program is that the period 12 noon to 2 pm each day is reserved for meetings of the seven workshops (which can be taken for credit or voluntarily), the thirty-two student clubs and working groups, the Journals for which students receive credit; the student service programs (such as approximately 25 Career Development programs a year, Pro-Bono Students Canada), and other miscellaneous events such as the Dean’s Leadership Luncheons etc. While the additional dedicated meeting space for student clubs, journals, and conferences in the space plan will alleviate some of this extra-curricular demand for rooms, currently there simply are not sufficient available rooms and many groups, programs and events seek room elsewhere or alter their plans to account for these constraints. Further, the Faculty has no opportunity to offer large sections of a course that are then coupled with break-out rooms (except late at night) because all rooms are always in heavy demand.*

Similarly, offices are often turned into (uncomfortable) meeting rooms to deal with the lack of space.

### **First Year Program**

*The first year program offers students the opportunity to learn in many different pedagogical settings. There are between 185 and 190 students in the first year class. Of the 5 first year core courses, four are taught in large sections. The class is divided into two sections for this purpose, with approximately 94 students per section. These students are joined each year by transfer students into the upper year program who must take first year classes and National Committee on Accreditation students who must satisfy Law Society requirements. The large sections meet twice a week.*

*Students take one core course in a “small group” of approximately 16 students. This meets twice a week. The Faculty used to offer only 8-10 small groups, with considerably greater enrollment in each small group. With an emphasis on an improved faculty-student ratio, the Faculty has now increased the number of small groups, thereby creating additional stress and demand on room allocations. Student A may find herself in Constitutional Law small group A, and then would take the remaining courses of Property, Criminal, Contracts, Torts in large groups. Student B may find himself in Criminal Law small group B, and then would take his remaining core courses in large sections. The Faculty has anywhere from 2-4 small groups per core course topic, for a total of about 12 small groups per year. Small groups cannot be scheduled against large sections in other areas (e.g. Constitutional Law Small group A cannot be scheduled at the same time as Torts I or Torts II). Another way to consider this is that the small groups meet 24 times a week, while the sections meet 20 times per week. Therefore this aspect of the program has significant space implications. To accommodate the 44 meeting times per week, the Faculty requires section seating for between 60-100 depending on the number of small groups available in a particular subject, and small group rooms to seat 16-18 students comfortably. The Faculty currently uses five rooms to satisfy the small group space needs (FA1, FA2, FA3, Flavelle Dining room and FLA).*

*In addition to the five core courses, students take a course in first term that is a half year course in a group of about 70 (thereby requiring three sections of the course), that meets twice a week. In second term, they choose from one of four electives that meet in a group of 50, that meets once a week. The final course is the “bridge program” wherein students meet en masse (ie 188+ students) and require break-out rooms. This program is run either during a week (when other first year classes are suspended, and which requires upheaval to the upper year course room bookings) or on discrete Fridays throughout each term (thereby taking away from conference and event bookings).*

### **Upper Year Program**

*As stated, the Faculty’s upper year program is wonderfully diverse, organic, flexible and robust. The Faculty of Law offers nearly 180 credit-offerings, of courses which range from 1 to 4 credits, and which meet in a variety of different settings and times. For example, the Faculty currently have 35, 4 hour/4 credit courses, which meet two times per week, and are offered over the two semesters (ie 17-18 courses each term). The Faculty also has 125, 2 hour/ 2 or 3credit seminar courses, which meet once per week and are offered over the two semesters (ie 65 courses each term), and 20, 14 hour “intensive” courses, each scheduled over a two week period within the first six weeks of each semester (i.e. 7 per term). There are a number of other curricular offerings which do not have a similar “credit/hour” allocation, but which nonetheless require space and*

*room bookings. This includes the compulsory and competitive mooting programs, the clinical programs, and the journals (which can be taken for credit).*

*One of the many challenges with scheduling upper year courses lies in the fact that four credit courses are considered core law courses which, while not mandatory, are seen by students as “necessary.” However, despite all our attempts, core courses are invariably scheduled against one another. While optimally students should be able to take core courses such as Evidence, Labour, Administrative Law, Business Organizations, Family Law, etc. before they graduate, they often run “against” one another and students cannot take the courses they wish. The Faculty alleviates this by offering multiple sections of the upper year “core” courses in each term, however, experience dictates that the Faculty still falls short in satisfying the demands for students. Further, while the Faculty increases enrollment where possible and feasible, the desire to maintain reasonable student-faculty ratios, and the limits of current classroom sizes make this difficult.*

*Seminar courses are an entirely different matter, and ideally should maintain enrolment of a maximum of 25 students. However, in order to accommodate the demands of students (indicated by the length of the waiting lists) classes are being expanded as much as possible. The current room sizes cannot accommodate student demand. Again, one way to preserve the student experience and to offer effective teaching-student ratios is to provide multiple sections, or more advanced offerings of popular courses, but the Faculty’s ability to do this is constrained by its lack of space.*

*Finally, one must consider the issue of graduate students. Perhaps like other departments, perhaps not, graduate students at the Faculty of Law enroll in the upper-year JD-level courses. While the Faculty maintains a balance between the distribution of “JD spots” and “LLM spots,” our graduate program continues to require places for its students, many of whom require particular courses to complete their thesis or at the request of their supervisor. However, our space constraints make these needs extremely difficult to meet.*

*In sum, the Faculty wishes to note that in many ways its current rooms dictate its curriculum, not the other way around. In a leading law school, this is not the right approach to course scheduling, curriculum development, or academic growth.*