



University of Toronto

OFFICE OF THE VICE-PROVOST, SPACE AND FACILITIES PLANNING

FOR INFORMATION:

TO: Planning and Budget Committee

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning
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DATE: September 8th, 2004 for September 21st, 2004.

AGENDA ITEM: 8

ITEM IDENTIFICATION:

Project Committee for the Varsity Stadium & Varsity Arena.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, section 5.A, the membership and terms of reference of Project Committees shall be reported to the Planning and Budget Committee.

BACKGROUND:

The University has anticipated the re-development on the Varsity site [# 21 in the Campus Master Plan] since 1985, when it first began to review development opportunities on the St. George Campus. Zoning approval was given by the City in 1997; including allowance for a significant commercial component that could be placed at the north end of the site along the Bloor Street frontage.

In October 1999, the University considered, but chose not to proceed with, a proposal for a land lease arrangement that would have resulted in the exclusive use of the north end of the site for commercial purposes. The remaining south end of the site was to be developed by the University to become a multi-use facility for field and ice sports.

In 2000 the University explored using the Varsity site for new residence facilities, [a University goal because of rapidly increasing enrolment] and new and revitalized athletic facilities. The Bloor Devonshire Planning Study was developed outlining an overall plan for this sector of the Campus including student residences, commercial space and athletic facilities to be built in two phases, including a 5000 seat stadium. The planning directives from the Bloor Devonshire Report informed the work of the Project Committee that prepared the Report on the Varsity Centre for Field and Ice Sports 2001.

The plan was endorsed by community groups and the City was favourably disposed to changes in the University's Master Plan and zoning necessary for implementation, which was anticipated to begin in

spring 2002 in order that the residences would be ready for the fall of 2004. The full completion of the multi phased project [estimated to cost \$155 million] was anticipated to be by the summer or 2005.

Funding was to be assembled from a variety of sources, including amortization of the residences, private benefaction, naming opportunities, the University, the City of Toronto, and a student levy for the athletic facilities. The student referendum on the levy was held in March 2002 and was defeated.

In 2003, the University explored an option for partnership in the development of the Varsity Centre with Maple Leaf Sports and Entertainment. The facilities program given to the architects was for a smaller, less ambitious facility. Nevertheless, the business plan was not viable and again the project was unable to proceed.

Varsity 2004

Early in 2004, a proposal was brought forward from discussions with the Toronto Argonauts, in collaboration with Soccer Canada, for a new \$80 million 25,000 seat stadium that would have an athletic and special event focus, could also accommodate soccer and house the University athletics program.

Provincial government support for this project [\$8 million] is forthcoming because of the potential *to have a positive impact on Sport Tourism and Sport Event Hosting, giving Toronto and Ontario the opportunity to host international sport events* and was contingent upon the success of the Canadian Soccer Association bid to host the FIFA Men's U-20 Worlds Championships in 2007. That bid has now been approved. The Federal government also committed \$27 million in support of this initiative.

The new Varsity Stadium will be managed and operated by the Argonauts with the University paying annual rent from the operating budget of the Faculty of Physical Education and Health. Debt costs will be paid by the Argos from revenues of operation over a period of 35 years. The University will retain ownership of land and buildings and approve naming, leases and advertising for the facility.

The space program identified in the Report on the Varsity Centre for Field and Ice Sports 2001 [December 2001] forms the base requirements for the University. The work of the current project committee will be to identify all modifications to the space program and stipulate the arrangements for sharing to ensure that the University needs have been met.

The proposed stadium development will impact the facilities within and the use of Varsity Arena. Therefore an exploratory planning study has been undertaken to ensure that all of the program elements for Varsity Arena identified in the Project Planning Report for Varsity Centre for Fields and Ice Sports 2001 [December 2001] can be accommodated in the area of the Arena subsequent to the redevelopment of Varsity Stadium. The study will also identify any other secondary costs to make the arena functional that must be assumed by the stadium development.

The Faculty of Physical Education and Health has indicated that the renovations of Varsity Arena will be their major fundraising priority, upon completion of the stadium. Once funded and implemented, the project will complete the redevelopment of Varsity Centre.

The Faculty of Physical Education and Health will be responsible for the portion of fees associated with the planning study beyond what can be reasonably expected to be associated with the work on the stadium. It is recommended that the consulting teams engaged in the planning efforts for Varsity Stadium will undertake the exploratory planning study.

The results of the planning study must be made available to be included in the Varsity Stadium Project Planning Report. Therefore the terms of reference that follow also include reference to the study for Varsity Arena.

PREVIOUS COMMITTEE MEMBERSHIP:

Professor Bruce Kidd, Dean, Faculty of Physical Education and Health
Ms. Elizabeth Sisam, Director, Campus and Facilities Planning
Ms. Susan Addario, Director, Student Affairs
Mr. Flemming Galberg, Director, Property Management, Design & Construction, Facilities & Services
Mr. Willard L'Heureux, Co-chair, Project Blue
Ms. Liz Hoffman, Assistant Dean, Programs, Faculty of Physical Education and Health
Ms. Michol Hoffman, Graduate Student
Professor Gretchen Kerr, Associate Dean, Undergraduate Education, Faculty of Physical Education and Health
Mr. Peter Lewis, Massey College
Mr. Andy Macdonald, Manager, Arena/Stadium/Fields, Faculty of Physical Education and Health
Mr. Christopher Allsop, Interim President, Students' Administrative Council 2001-2002 [previously Matt Lenner and Chris Ramsaroop represented SAC on this Committee]
Darren Levstek, Co-Chair, Council on Athletics and Recreation, Faculty of Physical Education and Health, 2001-2002
Professor Ann Zimmerman, Environmental Protection Advisory Committee
Ms. Shirley Roll, (Secretary), Facilities Planner, Campus and Facilities Planning
Ms. Mary Ann Pilskalnietis, Special Assistant to the Dean, Faculty of Physical Education and Health [joined the Committee in August, 2000; previously Paul Carson served as the Dean's Assistant on this Committee]

REVISED COMMITTEE MEMBERSHIP FOR 2004:

Professor Bruce Kidd, (Co-Chair), Dean, Faculty of Physical Education and Health
Ms. Elizabeth Sisam, (Co-Chair), Director, Campus and Facilities Planning
Ms. Susan Addario, Director, Student Affairs
Ms. Liz Hoffman, Assistant Dean, Co-Curricular Education, Faculty of Physical Education and Health
Mr. Andy Macdonald, Manager, Arena/Stadium/Fields, Faculty of Physical Education and Health
Ms. Shirley Roll, (Secretary), Facilities Planner, Campus and Facilities Planning
Mr. John Bisanti, Chief Capital Projects Officer
Ms Sarah Lipton, Student Representative
Ms Natalie Slomka, President of the PHE Undergraduate Association.
Mr. Russell Field, Student Representative
Mr. Howard Tam, Vice-President, Students' Administrative Council
Mr. Ron Swail, Acting Assistant Vice President, Facilities and Services
Mr. John Fraser, Master, Massey College.
Mr. George Phelps, Project Manager
Mr. Julian Binks, Capital Projects

TERMS OF REFERENCE:

(The original terms of reference, presented to the Planning and Budget Committee of Governing Council in May 1998, and were revised in 2000 to align with the Bloor Devonshire Plan .The Following are the Terms of Reference revised once again to reflect the change in direction for the Varsity 2004 Plan.)

1. Identify the elements of the 2001 space programme and functional layout for a new Varsity Stadium that will be used for University purposes.
2. Identify the space programme and functional layout for a renovated Varsity Arena, accommodating all of the program elements identified in the 2001 space program. Clearly identify those elements that must be displaced as a result of the redevelopment plan for the stadium, including a provision for a new entrance at the south end of the arena, due to the expansion of the Royal Conservatory of Music.
3. Identify the elements of the space programme that are to be shared between the University, Soccer Canada and the Argonauts.
4. Ensure that the space programme, layout and amenities are designed to achieve the goals of gender equity, and a welcoming, inclusive environment for athletics and recreation.
5. Ensure that the plan will allow ready access to the new Stadium and Arena from Bloor Street and access to both Stadium and Arena for persons with disabilities.
6. Address the needs of other University users and members of the public, including those participating in programmes conducted by the City of Toronto and the potential for rental tenants.
7. Identify all equipment and furnishings required by the project.
8. Identify all resource implications for the **stadium**, including the capital cost, new equipment and furniture purchases, and the projected increase, if any, of the University's annual operating cost.
9. Identify all resource implications for the **arena**, including the capital cost, new equipment and furniture purchases, and the projected increase, if any, of the University's annual operating cost, and separately any work that is associated with the stadium renovation.
10. Identify a plan that can be implemented in phases, if required, and the costs associated with each phase. The phases refer to the stadium phase followed by the arena phase.
11. Determine a plan and its associated costs for staging to maintain programming during the transition to the new facilities.
12. Respond to the rich history of Varsity Stadium and Varsity Arena, of events and architecture in the design of the new facilities.
13. Address campus wide planning directives as set out in the campus master plan, open space plan, urban design criteria, and site conditions that respond to the broader University community.
14. Prepare a site plan showing the extent of the new plan for the Arena in relation to Philosophers' Walk, Trinity College, RCM and the interface with Varsity Stadium
15. Consult widely with the University community and members of the public.
16. Report by October 19th, 2004.