Appendix F to
Report Number 111 of the
Planning and Budget
Committee (May 9, 2006)

Project Planning Report for
The Department of Fine Art at One Spadina Crescent

April 10, 2006

Prepared by Campus and Facilities Planning

36456

Executive Summary

In February 2001 a Project Committee was established with a mandate to develop a space plan to accommodate the Department of English, the Department of Fine Art and possibly the Centre for Museum Studies at One Spadina Crescent. The renovated building was to provide modern office space for faculty, staff, graduate and undergraduate students, as well as studios, resource centres, archival space, study space and research areas.

Prior to the completion of this planning exercise, the University of Toronto acquired the Medical Arts Building at Bloor on St. George Street. The Faculty of Arts and Science, working with the Office of the Provost, made the decision to consolidate the Departments of English, Philosophy, Linguistics and Religion at the Medical Arts Building. As a result, the Department of English will no longer require accommodation at One Spadina Crescent. The mandate of the Project Committee was redefined in April 2003 with three stated goals: to develop a space program and plan to accommodate the entire Department of Fine Arts within One Spadina; to investigate all secondary effects resulting from the accommodation of Fine Art at One Spadina; and to provide a schedule that would accomplish the above objectives including all cost implications.

A Project Committee Report outlining a single phase project was completed in May 2004. In the fall of 2005 the report was revisited with the intent of accomplishing smaller phased projects that would link to fundraising goals.

The operations of the Department of Fine Art are presently severely constrained by existing space limitations. Its Visual Studies Programme is already provisionally located at One Spadina Crescent. Other departmental operations, including all functions related to the History of Art curriculum, faculty and administration and Library functions, currently located at Sidney Smith Hall will benefit from the additional space and facilities available at One Spadina. Reuniting the divided components of the unit and updating and adding to existing facilities is essential for the department's efficient operation and programmatic excellence.

The relocation of the entire Department of Fine Art to One Spadina Crescent will require the relocation of the some 13 partial departmental and other units currently occupying the space. Relocation will occur consistent with the phasing Master Plan and accomplished as funds become available. It will also trigger the release of 747nasm of space currently occupied at Sidney Smith Hall as occupants are accommodated at One Spadina allowing for departments presently located within Sidney Smith Hall to better accommodate their increasing space demands as a result of increased enrolments and the expansion of their research programs. 80nasm of College space will also be released as faculty accommodated within these offices retire or move to One Spadina offices.

The project assumes most non-original building elements/wings of One Spadina are demolished to reveal the original single loaded corridor structure and quadrangle, that the original structure and surrounding grounds be renovated/updated for the Department of Fine Art and that some new space be constructed in order to accommodate the department fully.

Based on analysis of departmental needs a space program was developed. The proposed space program provides for an increase of 1740nasm from the current space inventory of 1937nasm or a total of 3690nasm necessary to accommodate the growing Department of Fine Art. Approximately 700-1400nasm of this space will be accommodated within newly constructed facilities on the site.

The One Spadina Crescent site consists of an existing historically designated structure occupying the south half of the site and a parking lot designated for future development (site 7 - see Appendix F) on the north half of the site. This project deals primarily with the southern half of the site which consists of one building – the original structure built in 1874 with additional construction added in 1914-23 (Military wing), small additions to the north and inner east facades between 1943-1990, and 1990 (animal facilities). The project may also extend to a portion of the north site in order to accommodate the full program for the Department of Fine Art through new construction. As the approved development site wraps the original building and includes area that is currently occupied (military wing, animal facilities), any new construction as well as any intention to maintain the military wing and animal facilities will impinge on the development site. Special attention must be paid to maintaining a useable development envelope for future construction on the remaining parcel while properly accommodating the programmatic needs of the Department of Fine Art. Careful consideration of the entire site will be undertaken as part of the phase one Detailed Site and Phasing Master Plan.

Because of the complexity of the building structure and its heritage attributes, determining a phased plan without considerable detailed investigations by consultants was found to be unadvisable. As such, the report issued, here, describes the full potential of One Spadina to accomplish all long term goals of the department of Fine Art. The space program is based on the most recent academic planning goals for the department including planned growth of programs and faculty and student complements. Further consultant review is recommended, to be accomplished as part of Phase One of this project, to provide an accurate phasing and cost estimate.

A detailed total project cost estimate for the realization of the complete plan as outlined in the report will follow the work of the consultant's Master Plan. Presently, allowing for rough per sq. meter costs and unit rate allowances, the total project cost in 2006 dollars is in the range of $36.5 -$42.8M range. Phasing will impact this estimate because of escalation and construction set up costs.

Following the broad categories of cost noted above, these break down as follows:

a) To accommodate the 3610nasm base program requirements for Fine Art the cost range has considered a reduced scope vs. a fuller scope and retention vs. demolition of the military wing. The total cost range, excluding life safety upgrades, deferred maintenance and exterior restoration and sitework amounts to a range of $17.3M-19.3M.
b) The historic premium to address interior and exterior restoration, window and roof replacement work, presently has a total project allowance of $6.32M - $8.25M.
c) The total estimated allowance to address other major deferred maintenance, life safety improvements and infrastructure improvements, is estimated to be $10.7M in either scenario.
d) The total cost allowance range for sitework, heritage site restoration and landscape is $1.375- $2.75M.

e) Secondary effects of relocating the 1540nasm of space currently occupied by other university functions are estimated in the range of $790K - $1.58M (allowance). When a plan is developed, a more accurate estimate will be possible.
f) The difference in cost between demolishing and keeping the military wing is less than $200,000.

The first phase of this project includes retaining architectural services to prepare a Detailed Site and Phased Master Plan including a detailed cost estimate. $250,000 dollars will be provided by the Faculty of Arts and Science to accomplish this plan. Subsequent phases, once determined by the Master Plan, will come forward for approvals as funding becomes available. If under $2M, these phases will be approved under AFD jurisdiction.

A $1M donation has been secured to fund the renovation of the lobby of One Spadina (The Sharon and Bernard Herman Lobby). This portion of the work will be done in conjunction with other adjacent spaces when additional funding is secured.

All additional funding for this project will be raised through an aggressive advancement campaign and through other sources of funding provided by faculty including capital funding associated with graduate expansion. This project has been identified as the top advancement priority for the Faculty of Arts and Science.. Funding for preliminary architectural studies, renderings, campaign material, etc. has been provided by the Office of the Dean, Faculty of Arts and Science.

PROJECT COMMITTEE REPORT FOR ONE SPADINA CRESCENT: TO ACCOMMODATE THE DEPARTMENT OF FINE ART

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I. Membership

Professor Marc Gotlieb, Chair, Department of Fine Art
Professor Lisa Steele, Programme Director, Visual Studies Programme, Department of Fine Art
Professor Sue Lloyd, Visual Studies Programme, Department of Fine Art
Rohini Wittke, Office Manager, Department of Fine Art
Margaret English, Librarian, Department of Fine Art
Robin Healey, designate for Chief Librarian, Robarts Library
Ray DeSouza, Director, Office of Planning and Infrastructure, Faculty of Arts and Science
Julia Henderson, Office of Planning and Infrastructure, Faculty of Arts and Science
Julian Binks, Capital Projects Planning
Jennifer Adams, Campus and Facilities Planning
Christine Kralik, Graduate Student, Department of Fine Arts

Monica Contreras joined the committee in 2005 in place of Ray DeSouza

II. Terms of Reference

1. Determine a plan for space allocation at One Spadina Crescent to accommodate all activities of the Department of Fine Art.
2. Demonstrate that the proposed space allocation will take into account the Council of Ontario Universities space standards for academic departments.
3. Plan to realize maximum flexibility of space to permit future allocations as program needs change.
4. Identify capital costs of the construction, all renovations, data and communications requirements and the cost of equipment and furnishings.
5. Identify any costs associated with transition during construction and secondary effects resulting from the project.
6. Identify all sources of funding.
7. Report as soon as is practical.

III. Background Information

In February 2001 a Project Committee was established to develop a space plan to accommodate the Department of English, the Department of Fine Arts and possibly the Centre for Museum Studies at One Spadina Crescent. The renovated building was to provide modern office space for faculty, staff, graduate and undergraduate students, as well as studios, resource centres, archival space, study space and research areas.

Prior to the completion of this planning exercise, the University of Toronto acquired the Medical Arts Building at Bloor on St. George Street. The Faculty of Arts and Science, working with the Office of the Provost, made the decision to consolidate the Departments of English, Philosophy, Linguistics and Religion at the Medical Arts Building. As a result, the Department of English will not be relocating to One Spadina Crescent so the mandate of the Project Committee is now redefined as of April 2003 to develop the space plan to accommodate the entire Department of Fine Arts as well as to investigate all secondary effects and a schedule that will accomplish this objective.

The operations of the Department of Fine Art are presently severely constrained by existing space limitations. Its Visual Studies Programme is already located provisionally at One Spadina Crescent. Other departmental operations currently located at Sidney Smith Hall will benefit from the additional space and facilities available at One Spadina. Reuniting the divided components of the unit is essential for its efficient operation and programmatic excellence.

In advance of this committee being struck, the Faculty of Arts and Science commissioned Taylor/Hazell Architects and Restoration Consultants to study the feasibility of restoring One Spadina for the Department of Fine Art. Their May 2002 report was issued with recommendations regarding both restoration of the structure and demolition of newer components, and provided cost estimates that have all been considered as part of this project. Recommendations have been identified and should be considered by the consultant. The Historical Reclamation Plan, included in this report, describes the extent to which renovation/restoration is desired as part of this project and identifies specific areas of importance that will require special attention with respect to restoration or compatible renovation.

The relocation of the entire Department of Fine Art to One Spadina Crescent will require, first, the relocation of the some 13 partial departmental and other units currently occupying the space. It will also trigger the release of space currently occupied at Sidney Smith Hall allowing for departments presently located within Sidney Smith Hall to better accommodate their increasing space demands as a result of increased enrolments and the expansion of their research programs. Space in College offices will also be repatriated as part of this project.

IV. Statement of Academic Plan

The Department of Fine Art is a joint unit with programs encompassing the history of art and visual studies (studio art). The history of art program is poised to offer a global curriculum keyed to art, visual communication, and material culture across disparate cultural domains. Visual Studies, following the introduction of enrollment controls as well as a new graduate program, capitalizes on a flexible interdisciplinary curriculum and blended appointments at a high level of creative professional accomplishment. The art history program and Department's administrative offices and support services are currently located on the 6th floor of Sidney Smith Hall. The Visual Studies Program, including offices and studios, are already located in One Spadina Crescent.

History of Art

The current profile of the program is Western, from Aegean Bronze age art and archaeology to Modernist and Post-Modernist Art. In the years to come, a key challenge will be the development of a more global historical curriculum, encompassing the arts of Asia, Africa, and elsewhere. The undergraduate and graduate units will be obliged to redesign curriculums that attend to these imperatives--essentially recalibrating the traditional antimonies of breadth and depth.

Visual Studies

Early 21st century visual arts are exceptionally rich and diverse in both the media and methodologies employed by artists, galleries, museums, collectors and critics. Within this developing diversity, University-based studio education at both the undergraduate and graduate level is recognized as integral to the overall ecology of the field. The VIS

Program offers a dynamic template for the continued development of the intellectual and technical skills crucial to the education of contemporary practicing artists. Over the past eight years, stakeholders have drafted a curriculum that stresses an integrated but also an interdisciplinary approach to studio education. The program's faculty has been strongly renewed. A new master's program, launched in 2003-2004, offers an interdisciplinary visual arts curriculum designed and adapted to the latest developments in artistic practice.

A. Research

History of Art

In recent years the Fine Art History complement of the Department enhanced its reputation as one of the leading units for the history of art in North America. Nearly all of the FAH currently hold, or have recently held, SSHRC research grants, both individual and general. In addition, over the past five years, faculty have received post-doctoral and research awards from the Center for Advanced Study at the National Gallery of Art, Washington, DC; the Clark Art Institute in Williamstown MA; the Getty Research Institute in Santa Monica, CA; the American Academy in Rome, and the American Academy in Berlin, among other institutes. Over the past five years, faculty have received a number of key international awards for outstanding publications, including the Morey Award from the College Art Association, the Hitchcock Prize from the Society of Architectural Historians, the Van Zanten medal, also from the Society of Architectural Historians, the Prix Ghirsham from Paris, as well as the Goodhart Gordon Prize from the Renaissance Association of America.

Visual Studies

A well-qualified faculty of exhibiting visual artists working in a variety of media have given the program national prominence, despite its small size and modest facilities. A strong record of creative professional accomplishment across diverse instruments has brought new attention to the visual arts at the University of Toronto, specifically on the St. George campus. Faculty have exhibited at galleries, museums, and artist-run centers both nationally and internationally, including the PowerPlant Art Gallery, the Centre Canadienne Culturelle in Paris, the Ydessa Hendeles Art Foundation, and the National Gallery, Ottawa. In 2002 the Department appointed Lisa Steele as Director of the Visual Studies Program. A recipient of an honorary degree from the Ontario College of Art and Design, and of the Governor General prize for lifetime achievement in Visual Arts (2005), Steele has led the Department's efforts to implement its new graduate program.

B. Teaching

Visual Studies

Early 21st century visual arts are exceptionally rich and diverse in both the media and methodologies employed by artists, galleries, museums, collectors and critics. Within this developing diversity, University-based studio education at both the undergraduate and graduate level is recognized as integral to the overall ecology of the field. The VIS Program offers a dynamic template for the continued development of the intellectual and technical skills crucial to the education of contemporary practicing artists. Over the past eight years, stakeholders have crafted a curriculum that stresses an integrated but also an interdisciplinary approach to studio education. The VIS program has proved extremely popular with students, to the point where admission to the program has become highly selective. Restricted access to studio facilities also forces the program to remain relatively small. In 2003-2004 the Department introduced a new graduate program leading to the degree of Master of Visual Studies. The MVS offers students a unique opportunity to investigate rigorously the multidisciplinary components inherent in art practice, critical

writing, art theory and those related areas requiring a high degree of visual literacy. The twin focus in both production and critical positions will make its graduates uniquely qualified to meet the demands of a multicultural, interdisciplinary, and rapidly evolving visual art world, nationally and internationally. This academic program is scheduled to expand with the introduction of a new field in curatorial practice and art criticism.

History of Art
The current profile of the program is Western, from Aegean Bronze age art and archeology to Modernist and Post-Modernist Art. In the years to come, a key challenge will be the development of a more global historical curriculum, encompassing the arts of Asia, Africa, and elsewhere. The Department will soon offer research and instruction in East Asian art, including Chinese art and Islamic art. Student demand for both traditionally disciplinary areas and emerging fields in the history of art remains intense, and enrollment at all levels remains high.

The Future
The History of Art component must offer teaching and research programs that have at once a global basis but still maintain the selective and strategic focus necessary to assure program excellence. The expansion of the curriculum into this domain, no less than the renewal and expansion of the VIS curriculum (including the introduction of a new graduate program and the possible introduction of another in the years ahead) have put considerable stress on already degraded facilities. Beyond the program changes described above, the Department's new academic plan proposes to link Art History, Museum Studies, Visual Studies, and other pertinent units with a new degree program in Art Criticism and Curatorial practice. There is a high level of consensus among stakeholders in several units that the University of Toronto is well-positioned to take a leading role in this emerging professional field.

The current administrative offices and support services located in Sidney Smith Hall are severely stressed. Over the past five years, the Department has gradually transferred more and more of its activities to One Spadina. The VIS program is now completely lodged there, following a series of very modest renovations and upgrades to its studio and office spaces. Nevertheless, both the quality of the space and the amount allocated to the program remain substantially below provincial and national practice for University-based art programs. Renovation is fundamental if the program is to function at a high level of excellence on an ongoing basis. In addition, it is also imperative that the Department be consolidated under a single roof.

Currently, the unit's administrative offices are isolated from programs currently located at One Spadina, a division that imposes a fundamental burden on both faculty and staff. In addition, key instructional services are still located in Sidney Smith, including the Fine Art Library and the Image Services Center, both of which struggle in facilities essentially untouched over four decades. The library is the intellectual home the Department, serving as a crucial arena for multiple forms of exchange.

The department currently has no space specifically designated for graduate students either at One Spadina or in Sidney Smith Hall. Nor does dedicated space exist for FAH undergraduates.

Fine Art was an early adaptor of technology in the creation of FADIS (Fine Art Digital Imaging System) and has served as a model for institutions within Canada and abroad.

This technology promises fundamentally to transform the way images are delivered for instruction and research. The current division of the Department across disparate structures inhibits the effective delivery of services by each of these units, among other Departmental functions. Consolidation of services under a single roof is necessary for the unit to flourish, at once from an administrative and programmatic perspective. The long-term health of both FAH and VIS programs depends on the Department being reunited under a single umbrella. Indeed, this is all the more critical in the case of a unified or joint studio/art history Department.

Consolidation of the Department at One Spadina involves not just renovation of space, but expansion following transformations and enhancements of the program over the past years: the anticipated appointment of the Graham Thompson Chair in Aegean Prehistory will create the need for laboratory space; the unrolling of professorial-rank appointments for visual artists obliged to function at a high level of creative professional accomplishment has imposed the need to expand studio and research spaces accordingly. Currently, visual artists have no space allotted to them for their professional activity, in contrast to the norm for studio programs at leading universities. The emergence of an interdisciplinary visual arts curriculum keyed to new media has created the need for appropriate dark-room and related digital light/sound facilities. Nor is there appropriate inventory for other crucial pieces, including an exhibition laboratory designed to function at once inside One Spadina and on the grounds outside the building.

Finally, the proposed program in art criticism and curatorial practice will make further use of these facilities, and will indeed play a crucial role in linking them to other programs both in the Faculty of Arts and Science and across the divisions. In short, the existing space inventory of the FAH program is at once too small and no longer reflects the actual and future nature of the teaching and research undertaken in both the Art History and Visual Studies streams of the Department of Fine Art.

V. Space Program

1. Overview of Existing Space

The Department of Fine Art currently occupies space in the following locations:

Table 1: Existing Department of Fine Art Space

Location	nasm	type of space
Sidney Smith Hall	746	FAH faculty offices, admin., seminar & library
One Spadina Crescent	1123	VIS Studies studios, faculty offices
Colleges	81	faculty offices (5)
TOTAL	**1950**	

A detailed space inventory for the department can be found in Appendix A.

The space within One Spadina Crescent that the department of Fine Art will occupy currently accommodates many different departments and units. As part of this plan, all departments and units will be moved in order to accommodate the full complement of the Department of Fine Art. In addition, this plan anticipates the demolition of much of the space not within the original building structure, following a recommendation of the Taylor/Hazel report and described in the Historical Reclamation Plan herein. The intention behind the demolition plan is to reveal the original structure at One Spadina. The following Table 2 summarizes two options for demolition of space by department or unit –Option A: to retain Military Wing; Option B: to demolish Military Wing in favour of additional new

construction. Additional non-original space may be demolished (ie. Animal Facilities) as deemed appropriate by the forthcoming Master Plan:

Table 2: Existing One Spadina Space Inventory/ Demolition Plan

	Department		demo if	space remaining if	additional demo if	space remaining if
		nasm	keep mw	keep mw	remove mw	remove mw
1	Anthropology	96	20	76	0	76
2	Bldgs & Grounds	178	144	34	0	34
3	Dean's Off A&S	615	103	512	305	206
4	Env Health&Safe	34	0	34	34	0
5	Fine Art	1123	113	1010	400	610
6	Independ Weekly	129	129	0	0	0
7	Math	136	61	76	76	0
8	Non Assignable	2422	544	1878	176	1702
9	Ophthalmology	718	112	606		606
10	Parking St.Geo	196	134	62		62
11	Psychology	1230	70	1160		1160
12	SAC	10	0	10	10	0
13	Statistics	52	52	0		0
14	Student Affairs	79	0	79	0	79
15	Unallocated	50	50	0		0
16	UTC-CNS	63	63	0		0
17	Utilities/Prop	192	0	192	0	192
	Total net area	**7324**	**1595**	**5729**	**1002**	**4727**
	Total nasm	**4902**	**1051**	**3851**	**826**	**3025**
	Total gross area	**8643**	**1882**	**6761**	**1183**	**5578**

See Appendix B for a full inventory of rooms to be demolished.

Further discussion regarding the secondary effects related to relocating and/or staging the above occupants can be found in Secondary Effects and Resource Implications.

2. Nominal Space Allocation Required

To determine the nominal space allocation required for the Department of Fine Art, a space utilization analysis, following the Council of Ontario Universities space standards and the internal university guidelines, was conducted. The analysis was based on the following profile of the department that includes existing, approved and planned academic and non-academic complements, programs and student numbers.

Table 3: Departmental Profile 2005/6

	Current	Planned Increase	Steady State	notes:
Full time Faculty FTE	20	2	22	
Cross AppointedFractionally Appointed Faculty FTE	2.66	0.5	3.16	7 persons (2 FAH, 5VIS)
UTM/UTSC Fac. teaching on St. G. Campus	6	5	11	
Active Prof. Emeritii	4		4	
Active Post-Doctoral Fellows FTE	2	2	4	
Stipend Instructors	6fall/10spring			3.6FCE fall, 5.2FCE spring
Non Academic Staff FTE	3.5	0.5	4	
PhD Students FTE	28	19	47	
Masters Students (FAH) FTE	32.5	-4.5	28	
Masters Students (VIS) FTE	9	11	20	
Library/Technical Staff FTE	3.25		3.25	
OTO paid library/technical Staff	2	-1	1	

Note: where FTE not indicated, read “persons”

Based on this analysis a space program for the department was developed. The proposed space program provides for an increase of ~1700nasm from the current space inventory. The space program areas are shown in comparison to existing facilities in Table 4:

TABLE 4:Department of Fine Art Existing and Proposed Space Allocation by Category

Category	**Proposed**	**Existing**	**description**
Classrooms	251	277	seminar rooms
Scheduled Class Lab/Supt	1128	726	studios & studio support
Faculty Offices	487	500	faculty offices
Dept Supp Staff Offices	52	55	dept support
Office Support	183	119	office storage, student lounge, etc.
Library Collection Space	438	157	print & slide lib/study/support & offices
Study Space	659	87	grad study/TA offices/lounge space/grad studios
Assembly Facilities	180	30	exhibition
Research Offices**	271	0	faculty research offices/studios
	3649	1950	

Note:
i) An additional 41nasm will be allocated to UTCNS to support computing in the building, bringing the total Space Program to 3690nasm.
ii) Research space in the amount of up to 80nasm to be allocated in compatible laboratory space off site for anticipated archaeology faculty member.

The following discussion of the different categories of space identify the input measures (# of FTE academic, students, etc.) and the standards used to generate the space requirements for the Department. As this project must accommodate an expanded department, both current and growth requirements have been carefully identified.

Faculty Offices

The Department of Fine Art, in 2005/06 had an academic complement of 20FTE Full Time Faculty, 2.66 Cross Appointed or Partially Appointed Faculty, 2 Post Doctoral Fellows, 4 active Emeritus Professors and 6 Faculty from UTM and UTSC teaching graduate courses on the St. George Campus. Stipend instructors teach an average of 5FCE course load per semester. An additional 2.5 FTE St. George Campus Faculty, 5 FTE UTM/UTSC

Faculty teaching graduate courses on the St. George Campus and 2 Post Doctoral Fellows have been approved.

The COU space standard, in generating academic office space, uses a factor of 13nasm per FTE faculty member with an additional 13nasm for 15% of the total FTE. The supplement of 15% is based on the assumption that the number of faculty requiring accommodation is greater than the recorded FTE and, therefore, the standard provides space to accommodate cross-appointments, part-time appointments, status-only appointments, visiting scholars, post doctoral fellows and offices for faculty with administrative appointments. Assuming a steady state of 25.17FTE Faculty and 4 post doctoral fellows, COU generates 402nasm of space for Faculty offices.

The number of non-traditional (stipend, UTM/UTSC, Emeritus) faculty teaching and doing research in this department, however, exceeds the COU allocation. In addition, the department felt strongly that faculty members with administrative duties must have separate space to conduct their two types of workload (research & teaching/administration). As such, the allocation for offices suggested in this report exceeds COU by 85nasm with a total of 487nasm allocated. Offices will be allocated as follows:

Table 5: Actual Generated Space Required to Accommodate Academic Staff

Type	Number	Nasm	Total	Description
Single offices	1	18nasm	18	Chair's Office
	24	13nasm	312	Faculty Office
Shared offices	1	13nasm	13	Stipend Office
	2	13	26	Post Doc Office
	3	13	39	UTM/UTSC Office
	2	13	26	Emeritii Office
Small Offices	5	9nasm	45	Faculty Administrative Office
Interview Rm.	1	8nasm	8	Shared faculty interview room for use by faculty with shared offices
TOTAL			**487nasm**	

The current inventory of faculty offices is 500nasm in 27 offices. At 487nasm and 38 offices, the proposed space to accommodate academic staff represents an overall increase in the total number of offices but a decrease in the average office size (16.8nasm) to the university standard (13nasm).

Graduate Student Space

For the year 2005/6, 32.5 FTE MA students (Fine Art History), 28 FTE Ph.D. students (FAH) and 9 Masters students (VIS. Studies) were enrolled, for a total of 69.5FTE graduate students. The newly implemented Masters of Visual Studies, started in the academic year 2003/04, is expected to increase by 11 FTE to a steady state of 20FTE. The FAH PHD program is expected to grow by 19FTE to a steady state of 47FTE students and the MA program is expected to decline by 4.5FTE to a steady state of 28FTE students. The long range (10 year) plan, therefore, forecasts an overall steady state total to 95FTE graduate students enrolled in the Department of Fine Art.

The COU standard is 4nasm of office type space per FTE graduate student. In practice significantly less has been allocated to graduate students both at the University of Toronto and in the Ontario system (averages of approximately 1.9nasm and 2.5nasm respectively). In most departments graduate student space has been provided for teaching assistants, research assistants and full time resident graduate students engaged in their thesis preparation. In some disciplines dedicated graduate student study and workspace has been provided for in laboratories or in libraries.

Few disciplines have been able to provide the facilities that would meet the COU guideline for office space. This lack of space has become a major recruitment issue when graduate students consider an offer from the University of Toronto. The Project Committee, therefore, recommends the full COU allocation be provided for the Department of Fine Art.

COU allocates 300nasm for FAH graduate student office space and 80nasm for VIS students for a total of 380nasm. In addition, 200nasm research space is generated by VIS graduate students and 37nasm by FAH graduate students. Typically research space is provided as departmental space for use by faculty with funded research and the need to accommodate graduate assistants. However, because of the need for individual research studio/offices for each VIS student, the research allocation is combined, here, to provide adequate work space.

The committee recommends 314nasm FAH graduate student office space be provided including office carrels, a TA office and interview room and a graduate student union space. 345nasm VIS graduate student office/research space is provided including student art studios, a dark room, printing studio and media hub.

Non-Academic Staff Offices

The Department of Fine Art, in 2005/6, had a non-academic complement of 3.5FTE. Additional approved increases of 0.5FTE will bring the complement to 4FTE.

The COU guideline provides 13nasm per FTE non-academic staff. The COU standard generates 52nasm for the steady state FTE.

The space program recommends 52nasm in keeping with the COU recommendation. This allocation will allow the position of graduate assistant to increase to a full time appointment in the future.

Research Project Workspaces

The COU space formula for research facilities provides research laboratories or equivalent research space for the majority of the Humanities and Social Sciences by generating 1 nasm per FTE faculty and 0.5nasm per full time equivalent graduate student. The formula is intended to create a pool of research project or office workspace, to be used as dedicated computer, interview, analysis, confidential file storage and research assistant workspace and to be allocated based on the needs and priorities of the department. The Department of Fine Art – Art History stream falls into this category with the exception of the one faculty anticipated member working in the field of archaeology. For this 1 FTE, COU generates 10nasm plus 0.5 x 10nasm per FTE graduate assistant. Because of the specialized nature of equipment, venting and clean/messy environments required for this research space, all anticipated archaeology labs will be located outside of One Spadina with other more compatible laboratory spaces (anthropology/archaeology suggested).

For the Visual Studies stream the COU space formula generates 20nasm per FTE faculty and 0.5 x 20nasm per Visual Studies graduate student. This formula recognizes the need for space to accommodate research studio/laboratory facilities and is also to be allocated based on the needs and priorities of the department.

The COU guideline, therefore, generates 55nasm (FAH) and 360nasm (VIS) to be provided. 200nasm of the VIS research space is to be combined with graduate student office space, as earlier discussed, to provide student studio space. The remaining space will provide 52nasm faculty research offices and 219nasmVIS faculty studios and support space including an anticipated 80nasm archaeology research laboratory.

The space for Archaeology research is far greater than that allocated by COU, but is required to contain the large research equipment and specific types of clean and 'dirty' rooms required by this type of faculty member's research supported by grant funding.

Departmental Support Space

Support space includes meeting rooms, faculty conference rooms, lounges, office storage and supplies. The COU guidelines generate support space at a ratio of 25% of the space generated for offices – in this case, generating196nasm. This number is a university wide guideline for central administrative offices, Dean and Faculty offices, etc. However, at the departmental level the ratio is usually around 20%.

The space program proposes 183nasm or slightly less than 25% of that generated for offices. This ratio is higher than average in order to accommodate an undergraduate student lounge and course union office in addition to office storage, mail room, photocopy/fax room, faculty boardroom and faculty/staff/graduate student lounge.

Classroom/Studio Laboratory Spaces

Seminar Rooms

All undergraduate classrooms are allocated centrally and are built as deemed necessary within quadrants of the campus to service all departments. Graduate student seminar and support space is allocated by the COU space guideline within departmental space at a rate of 1.23 sq.m. per FTE graduate students. The 95FTE (steady state) graduate students in the Department of Fine Art, therefore, generate 117nasm of seminar space.

108nasm is proposed to allow for two types of space including two seminar rooms of 50nasm to
seat 20+/-persons and one 8nasm audio visual storage room.

In addition, the department has reviewed its current and anticipated course offerings and can anticipate needing a dedicated large classroom/lecture hall to seat 75 students. The minimum required hours for usage of a classroom is 34 hours weekly of which 60% of the seating capacity must be occupied. Currently the Department of Fine Art requires 16 scheduled lecture hours in the fall and 22 hours in the spring. An increase of hours needed is anticipated as the Department as student complement grows and section sizes are adjusted from large 100+ student lecture classes to smaller, more appropriate 50-70 student lecture classes. With these changes, the department foresees accomplishing the minimum standards required to allocate this size room. As such, one 143nasm large classroom/lecture hall is provided in the space program. This lecture room is expected to

be located in the historic “convocation hall” of One Spadina. See Appendix C for backup data.

Studio spaces will also be equipped with power, data and screens to allow for unscheduled lectures to occur within the studio spaces, freeing up purpose built seminar rooms for regularly scheduled courses during class hours.

Studio/Laboratory Space
For Studio/Laboratory Space required to accommodate Visual Studies classes, the COU formula generates space for undergraduate students using weekly student contact hours multiplied by a factor of 0.6. It is recognized that there are differences in space requirements between disciplines, consequently four space standards depending on discipline are used. Station areas associated with the discipline categories have been derived from data reported by universities in the Ontario system. These include bench or other facilities needs and include an allowance for preparation and storage and are illustrated in Table 6 as follows:

Table 6: COU Studio Space Allocation by Weekly Contact Hour

Total Contact Hours	**current practice**	**(former practice 2x in-class time)**
Class Instruction (2-3 hours)	858	1716
Total COU allocation (x.06)	515nasm	1029nasm
Outside Instructional Contact Hours:		
Independent Study	51	51
Preparation/practice	483	483

The COU counts only regularly scheduled supervised instructional activity to generate lab contact hours. All other activity is expected to be accommodated in unscheduled hours. The current practice is to hold 3 hours of in-class instruction and allow for students to have ample access to the studio facilities to complete work assignments and practice techniques. However, until a few years ago, the practice was to hold longer instructor led classes (up to 6 hours) as is the common practice in peer institutions of Visual Studies programs, which would generate additional area for the program (as seen in Table 6).

The proposed program area for Visual Studies Studios is 1128nasm or approximately 100nasm greater than 1029nasm COU would generate using double the instructor led contact hours (as was previous practice). The proposed program also represents a substantial increase in studio space from the current allocation of 726nasm. Each studio has been sized larger than COU practice would generate to accommodate the number of students and equipment occupying the classroom. Although greater than that generated by COU, the areas allocated for studio space here are smaller than when compared to current practice at other Ontario peer institutions as demonstrated in Table 7:

Table 7: Comparison of UofT Proposed Studios to those at the University of Western Ontario

Studio	Proposed Nasm UofT & # students	Nasm/student UofT	Nasm UWO & # students	Nasm/student UWO
Sculpture	155 for 20	8	185 for 15	12
Drawing	170 for 25	7	232 for 25	9
Painting	155 for 20	8	279 for 29	10
Printmaking	160 for 20	8	329 for 20	16
Photography	152 for 20	8	245 for 25	10

Library Space

A. Print Library

According to the COU definition, Library facilities include space for library collections, study space and support and assumes that all collections are accessible to the University population at large. Stack space is calculated based on # equivalent volumes multiplied by a space factor. The 33,000 volumes currently held by the Department of Fine Art Library generate 198nasm of stack space.

Support space is allocated as a percentage of stack and study space. In this case, COU yields 92nasm. Together, stack and support space generated by COU is 290nasm. However, the COU allocation for library space has been found generous in comparison to current practice within Ontario University libraries. As evidence, the 33,000 volumes currently held by the department of Fine Art at Sidney Smith Hall are accommodated along with support space in less than 100nasm. As such, the 185nasm of space allocated for stacks and support space in this program represents a significant increase in space. This represents an 88nasm increase (or approx. 50%) from the 97nasm currently accommodating this use and should allow for future growth of the collection.

Study space is allocated based on the population served by the library. Undergraduate and graduate student FTE is multiplied by a space factor and used to generate both departmental and central library space. The 692 undergraduate students with declared majors or specialists in Fine Art and the 95 graduate students (at steady state) generate some 470nasm of library study space.

However, there are two Fine Art collections held at the University of Toronto (Robarts Library and Fine Arts Library) and each requires space dedicated to study as generated above. In addition, the plans for One Spadina include dedicated study carrel/office space for FAH graduate students in addition to general study space. As such, this project assumes that 20% of general study space will be allocated within the One Spadina library and the remaining 80% general study space will remain at Robarts Library. 100nasm is, therefore, allocated for study space, an increase of 69nasm over the current 31nasm.

B. Image Services (Slide & other media including FADIS)

The COU space formula for audio-visual facilities provides a wide range of area based on the type of facilities required by the department or unit. Space has been allocated, here, based on physical need of individuals and equipment. The space program allocates 153nasm, an increase of 58nasm over the current inventory (95nasm). The allocation anticipates a consistent need for slide storage and a growing digital imaging group.

Exhibition Space

Assembly and Exhibition space is allocated on a University wide basis and not generally applied to an individual department. The space formula for exhibition space, therefore, is relatively low when applied to one department or division. However, this type of space is necessary in the department of fine art to fulfill both curatorial classes offered to Visual Studies students and also to serve as a public forum for the display of student, visiting artist and faculty work over the course of the year. As such, the program allocates 180nasm of exhibition space (140 exhibition, 40 storage) to allow for adequate exhibition facilities.

The detailed space program (Table 8) is provided on the following page(s):

Table 8: Department of Fine Art Space Program

CATEGORY of SPACE	NASM	No. Spaces	TOTAL NASM
Academic Offices (subtotal)			**487**
Chair Office	18	1	18
Faculty Offices	13	32	416
Faculty Administrative Offices	9	5	45
Interview Room	8	1	8
Non-Academic Offices			**52**
Staff Offices	13	4	52
Grad Student Offices/Grad space			
FAH Graduate Student Space			**314**
FAH MA carrels	3.5	28	98
FAH PhD carrels	4	47	188
TA office	10	1	10
TA interview room	8	1	8
Graduate student union	10	1	10
VIS Graduate Student Space			**345**
Visual Arts graduate student studio	75	4	300
Graduate student dark room	12	1	12
Graduate student printing studio	20	1	20
Graduate student media hub	13	1	13
Departmental Support Space			**183**
Mail room	10	1	10
Photo/fax	10	1	10
Faculty/staff /student lounge	60	1	60
File storage room	20	1	20
Waiting area	5	1	5
Boardroom	45	1	45
Undergraduate lounge	20	1	20
Undergraduate student union	13	1	13
Classroom Space			**251**
Seminar room* (osm room)	143	1	143
Seminar room	50	2	100
AV storage room	8	1	8
Classroom Space (Studio)			**1128**
Sculpture (Studio 1)	155	1	155
Drawing & Foundation (Studio 2)	170	1	170
Painting (Studio 3)	155	1	155
Printmaking (Studio 4)	160	1	160
Photography (Studio 5)	152	1	152
Interdisciplinary Studio	60	1	60
Lighting Sound (Studio 6)	50	1	50

Break out room (post studio work)	60	1	60
Multimedia hub	90	1	90
Workshop	30	1	30
Painting storage room	37	1	37
Flat file storage	9	1	9
Research Facilities			**271**
FAH Faculty Research			
Research Offices	13	4	52
VIS Faculty Research			
Visual studies faculty	17	7	119
Faculty photo studio	20	1	20
FAH archaeology studio	80	1	80
Exhibition Space			**180**
Main exhibit room	140	1	140
Exhibition storage	40	1	40
Print Library Space			**285**
Library stack space	100	1	100
Library office	13	1	13
Librarian collection	15	1	15
Assistant librarian workstation	8	1	8
Library circulation desk	13	1	13
Computer reference space	2	10	20
Card catalog/processing	8	1	8
Photocopier/scanner	8	1	8
Study space	2.5	40	100
Image and Digital Library Space			**153**
Image Services Curator Office	13	1	13
FADIS Information Arch Office	13	1	13
Digital Assistant Office	16	1	16
Image Services Library (slide collection)	70	1	70
Still photo reference station	6.5	2	13
FADIS Computer Reference Station	4	3	12
Scanning station	4	4	16
UTCNS	41	1	**41**
TOTAL FA Program Requirements			**3690**
TOTAL FA @ One Spadina *			**3610**

* subtracts 80nasm archaeology lab that will be located outside of One Spadina

The Room Specification Sheets are available as a separate document.

The Site

The One Spadina Crescent site, which will be discussed in more detail in the Campus Planning Section consists of an existing historically designated structure occupying the

south half of the site and a parking lot, animal facilities and the Military Wing of the One Spadina structure designated for future development (site 7 - see Appendix F) on the north half of the site. This project deals primarily with the southern half of the site which consists of one building – the original structure built in 1874 with additional construction added in 1914-23 (Military wing), small additions to the north and inner east facades between 1943-1990, and 1990 (animal facilities) and a portion of the north site that is necessary to accommodate the full program for the Department of Fine Art (see Appendix E for existing building floor plans). The committee considered two options to accommodate the Department of Fine Art program.

A. Demolition of all non-original building components, restore and renovate original structure and add new structure to completely accommodate the department of Fine Art on levels above grade. Assume basement space will be cleaned up and maintained for appropriate programmatic space and University storage.

B. Demolition of all non-original building components except the military wing running along the east quadrant of the site. Completely restore and renovate structures remaining to accommodate the department of Fine Art on levels above grade. Assume basement space will be cleaned up and maintained for appropriate programmatic space and University storage.

Preliminary construction cost estimates conducted in 2004 and again in 2006 have demonstrated that the costs associated with each of the options are similar as renovation is typically equally or more expensive than new construction.

Aside from the financial aspects, there are a number of functional issues that arise when considering the retention or demolition of the military wing. It is two stories above grade while the original building is three. In order to preserve as much of the site as possible, it would seem that any new construction should be at least three stories also. If it is to be retained, a connection at all three levels may not be practicable, and therefore that a new passenger elevator and accessible washrooms will have to be provided in the existing building as well as the new wing. Additionally, the freight elevator retained in the existing building would not be able to serve the third floor of the new wing.

With the demolition of the military wing, a cleaner architectural solution is possible, with greatly improved functionality. A new three storey structure connecting at all levels to the existing building can house the elevator and new washrooms necessary for accessibility to the whole complex, preserving more of the historic building as well as providing an at grade entrance which is not feasible at present. The existing basement space which is low and only marginally usable would be replaced by new, full height space.

Consultants, to be hired during Phase One, will review all demolition and new construction options, and will make recommendations that are best suited for the department and the site.

Animal facilities at the north-west end of the building will be maintained, for the purposes of this report, for their original use. Current Faculty of Arts and Science planning for the Department of Psychology, however, foresees a shift of research out of this building. As such, these facilities will be maintained along with the original structure but will not be updated or changed in any way as part of this project. If these facilities are maintained for their original use over time, some renovations will be necessary to allow make this area

into a stand alone facility. Any costs associated with such changes would be brought forward as a separate project.

The proposed space program is 3690nasm including an 80nasm archaeology lab to be constructed off site. An estimated 2460-3250nasm of original building space available once demolition of non-original portions of the building are removed and animal facilities and unsuitable basement spaces are subtracted from the useable area for Fine Art. As the intention is not to entirely reconfigure the interior of the original structure, but to retain or reinstate as many of the original rooms and original charm as possible, it is anticipated that there will not be a one-to-one match of space program to room sizes. If a 90% efficiency of the existing space can be achieved, then 2200-2900nasm will be available to accommodate the space program. An estimated 700-1400nasm of new construction will need to be constructed to fully accommodate the Department's programmatic needs. Accordingly, the area renovated in the original building plus the new area constructed add to slightly more than the programmed area at a total of 3850-3950nasm (7350-7400gsm). All areas will be reviewed as part of the Detailed Site and Phasing Master Plan (Phase One of this project).

It is expected that the architect/consultants hired in Phase One of the project will test all possible iterations of demolition and construction on the site to best accommodate the Department of Fine Art and also to maintain a useable development envelope on Site 7.

Secondary Effects

With the construction of new facilities for the department of Fine Art at One Spadina, the release of 747nasm of space at Sidney Smith Hall will occur (see Department of Fine Art Space Inventory in Appendix A). This space can be used by the Faculty of Arts and Science to better accommodate other departments with increasing space needs due to recent growth. In addition, 5 offices at Colleges (80nasm) will be released over time as the faculty members reach retirement.

In addition, the 13units and departments currently accommodated in One Spadina require permanent relocation for the full realization of this project. Approximately 1500nasm of A&S space and 1500nasm of other space will be relocated as needed based on the phasing plan devised by the Master Plan consultants and will be realized as funds are raised to accomplish each phase. The locations and costs associated with these moves will be significant. In addition, some staging of existing Fine Art space may be necessary during construction and renovation phases. The Master Plan consultants will be asked to provide a plan that accomplishes the minimum disruption to the existing Fine Art facilities while providing the most appropriate end result for the Department. Table 9 below identifies those departments/units needing relocation, their anticipated new location and date by which the space will be available.

TABLE 9: Relocation Plan

	Department	total nasm	relocation to or responsibility of	date of relocation if known
1	Anthropology	96	A&S relocation	May 2007 est.
2	Bldgs & Grounds	178	Location not determined	
3	Dean's Off A&S	615	Space to be reallocated to FA	n/a
4	Env Health&Safe	34	Location not determined	
5	Fine Art	1123	No relocation necessary	n/a
6	Independ Weekly	129	Location not determined	
7	Math	136	A&S relocation	May 2006 est.
8	Ophthalmology (includes Eye Bank)	718	Location not determined	
9	Parking St.Geo	196	Location not determined	
10	Psychology	1230	A&S to reconcile and relocate	Spring 2007 est.
11	SAC	10	Location not determined	
12	Statistics	52	A&S relocation	August 2006 est.
13	Student Affairs	79	Location not determined	
14	UTC-CNS	63	40nasm to be allocated in One Spadina – no further relocation necessary	
15	Utilities/Prop	192	Location not determined	
16	Unallocated	50	Space to be allocated to FA	
	Total Assignable	**4902**		

TOTAL A&S to be relocated	1514	
TOTAL Other to be relocated	1537	40nasm UTCNS to be maintained in One Spadina
TOTAL Not requiring relocation	1851	

VI. Functional Plan

1. Heritage Reclamation Plan

A Heritage Reclamation Plan has carefully considered the existing building, its heritage status and the possibility of maintaining as much of the original character as possible within the constraints of the proposed space program for the building. This plan follows many of the recommendations found in the Taylor Hazell Architects and Restoration Consultants Report of May 2002, but will require further consideration as the master plan is developed.

The existing building is comprised of various structures with an interesting history of occupancy. The prominent Gothic Revival structure was designed by Smith and Gemmell Architects completed in 1874 for Knox College.

This original building is composed of an axially symmetrical central block and square tower with gabled wings along the east and west side. The resulting c-shape created an academic quadrangle facing north with teaching spaces located around its perimeter at the ground floor. The west wing terminated at the college dining room and the east wing terminated at a 3-storey lecture hall that also doubled as the college chapel. In addition a library (2nd floor) and museum (3rd floor) were located within the central block. The

remainder of the spaces were simple sleeping quarters with the benefit of having indoor washroom facilities located at every floor.

The former Knox College building had an east-north wing constructed when the complex became the Spadina Military Hospital between 1914 and 1923. When the Connaught Laboratories were housed in this property from 1943 to 1971, smaller structures were erected within the Knox College quadrangle. Insulin was commercially manufactured and packaged at this site, therefore, laboratory spaces are found throughout the interiors. A research laboratory facility for the Department of Psychology was constructed in the north-west wing in 1990.

The following characterizes the priorities of the Reclamation Plan:

i) Significant historic portions of the building are to be retained
ii) Later additions to the structure, with the exception of the Psychology Animal Facilities and the electrical substation and possibly Military Wing, are to be removed to reveal single loaded corridor and views to quadrangle(see demolition plan in appendix F)
iii) Exterior elevations and landscape are to be repaired in keeping with the original character of the building and grounds.
iv) Selected architectural interiors are to be renovated in keeping with the original character;
v) Interior spaces without architectural significance and utilitarian spaces in all original portions of the building are to be retained to be renovated in a contemporary fashion that would be complementary to restored and renovated spaces.

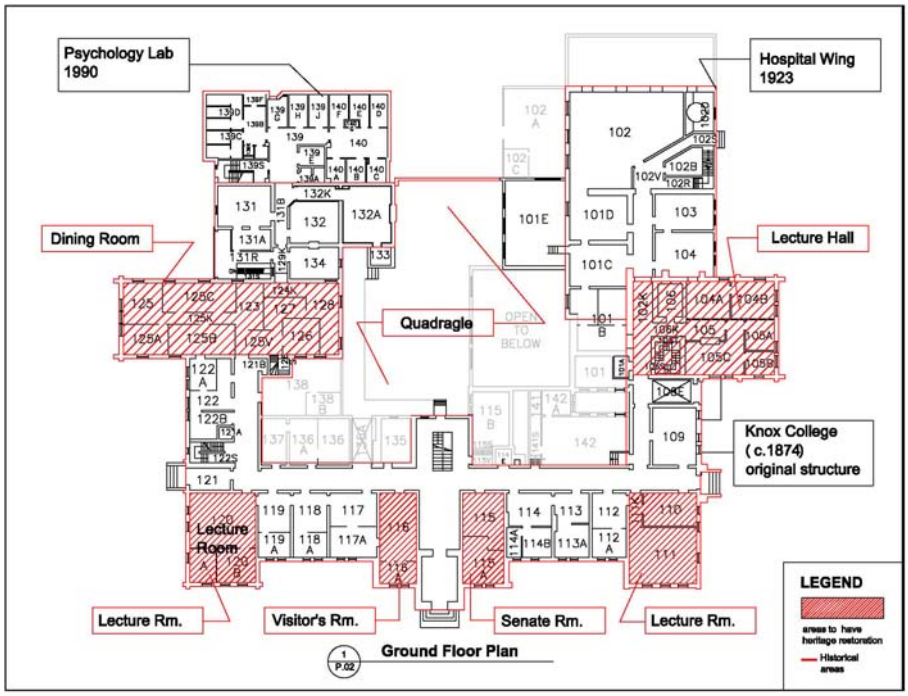


Fig. 1

Heritage Reclaim Plan
Ground Floor
P&IT
September 2005

The historic elements of this building have been identified (in part) in Figure 1 and are described as the following. Restoration/renovation of these spaces will depend on funding available:

1. Exterior
    - All original exterior elevations
    - Quadrangle
    - Front Yard
2. Interior
    - Lecture Hall (104-106; 209A-H; 330-335)
    - Dining Room (123-128)
    - Library (219,220-220E, 221, 221A-C)
    - Ground Floor Entry Hall

Other historical rooms will be renovated in a contemporary manner to suit new functions. These rooms include:

- Visitors Lounge (116, 116A)
- Senate Room (115, 115A)_
- Ground Floor Lecture Rooms (110, 111, 120, 120A-B)
- Museum (308A-Q)
- Third Floor Classroom (313)

Space program elements will be located within the above significant elements. The re-deployment of space is proposed as follows:

1. Lecture Hall: convert to Lecture Theatre
    - original space is architecturally significant (and some original detail remains hidden under existing ceilings, etc.). Consideration should be given to restoring this aspect, as far as possible, to its original character.
    - filled in floors (2nd & 3rd floor) are to be removed including existing stair and vault and the 3-storey interior is to be re-constructed as a tiered classroom;
    - work will be required to stabilize the perimeter walls and to integrate the exposed trusses;
    - mechanical system including cooling and heating integrated discreetly into the heritage interiors;
    - state of the art AV systems for Fine Art Lectures integrated discreetly into the heritage interiors.

2. Dining Room and Kitchen: convert to Gallery
    - The interiors are to be converted into one large open space with its interior design to suit a contemporary fine art gallery.

3. Visitor's Lounge: convert to Faculty/Graduate Student Lounge

4. Senate Room: convert to Departmental Meeting Room

5. Ground Floor Lecture Rooms: convert to Seminar Room and Main Administrative Offices

6. Library: converted to Library, Study space & FADIS

- The original space was architecturally significant and consideration should be given to restoring this area;
- The mechanical system, including cooling and heating should be integrated discreetly into the heritage interiors;

7. Museum: convert to Visual Studies Graduate Research Studio

8. Third Floor Classroom: convert to Seminar Room

In the reduced scope option only the highest priority areas, the Entry Hall and Lecture Hall, would receive the full historic restoration. Other areas would receive varying levels of conventional renovation.

The table below shows the various areas in gross square meters included for planning purposes:

	Area when military wing is demolished	Area when military wing is retained	Area under reduced scope
Historical restoration	953	953	480
Compatible renovation	496	496	527
Standard full renovation	3148	4290	3617
Partial renovation	0	0	1115*
New Construction	2790	1605	1605

* only partial renovation, including mechanical and electrical upgrades, necessary for rooms already renovated in One Spadina. These include: 12, 14, 15, 21, 22, 101D, 102, 103, 206, 213, 214, 230, 231, 232, 313, 317. Other rooms are currently under consideration for renovations in the near future. These include: 104, 109, 110, 111, 217, 219, 227, 227A, 310, 311, 312.

In addition to the plans for interior space as described above, the plan should also address the following areas:

1. Interior quadrangle should be cleared of newer structures, with the exception of the electrical substation, and reconstructed as a courtyard. This will also enable the structure to return to a single loaded corridor model facing into an interior quadrangle.

2. Main entry hall should be renovated in keeping with the heritage nature of the building and completed as an early phase of work to showcase the architectural potential of the building and its potential for full renovation.

3. South Lawns to be repaired and fences reconstructed, where possible within budget and scope of work.

4. A one storey walk-way from the main (Knox College) wing to the military hospital wing or its replacement should be considered for construction at the ground floor in the location of the original covered way along the east side of the quadrangle to permit the reconstruction of the Lecture Hall while allowing for interior connections between the two wings.

2. Description of Relationships between Activities

a.) Faculty and Administrative Offices and Departmental Support Spaces

Administrative offices and departmental support services including the boardroom, mailroom, photocopy room and files storage should be grouped as one distinct suite in an easily accessible area of the building. Faculty offices for the graduate and undergraduate advisors should be located within close proximity to the administrative cluster as well. One administrative office will be open on one side with a counter onto the departmental waiting area to provide service to departmental visitors.

Faculty offices and the one faculty interview room will be distributed around the building, but should group Visual Studies Faculty close to studios where possible to allow for additional passive supervision. All faculty and administrative offices will be as close to 13nasm as possible within the existing building configuration with the exception of the Chair's office that will be approximately 18nasm. All offices will be fully furnished and equipped with voice and data outlets. A side-light or viewing window will be located in each door for safety precautions. Natural light is desirable in all offices by way of operable windows and window coverings. Each office will be individually keyed with a University of Toronto standard lockset.

A faculty/staff/graduate student lounge will be located close to but not within the administrative suite and will be equipped with a kitchenette and comfortable seating. A departmental boardroom will also be located within or close to the administrative centre.

The undergraduate student lounge and union office will be located adjacent to one another and separate from the administrative cluster. The two rooms may share one or more communicating doors to make the space more flexible.

b.) Research Space

Four types of research space are outlined in the departmental space program and described below:

1. FAH faculty research space: Four 13nasm areas will be located throughout the building in close proximity to faculty offices and will be equipped with workstations, telephone and data outlets and other furnishings to accommodate faculty and graduate students working on research projects. These offices will be allocated by the department on a case by case basis to assist in funded large-scale research projects and provide research assistant workspace.

2. FAH Faculty (in archaeology) research laboratory space: One research laboratory of up to 80nasm (divided into several smaller rooms) will be located outside of One Spadina at a more compatible, serviced laboratory location. Because this faculty position is currently being sought, the exact space layouts are not included in this report.

3. Visual Studies Faculty research/studio space: seven 17nasm research studios will be available to the Visual Studies Faculty to be allocated on a case by case basis to faculty with need for in-house studio space or to visiting faculty/artists in residence. Each space is fully outfitted with appropriate lighting, wash-up facilities and ventilation to allow for artwork to be undertaken. Telephone and data outlets are included in each room.

In addition, a faculty darkroom and a photography dry room (20nasm) are included in the space program and should be located within close proximity to the larger photography darkroom facilities and the graduate student darkroom.

4. Visual Studies graduate student research/studio space: Combining the allocation for both graduate student research/studio space and office space, four large graduate student research/studios of ~75nasm will be divided with flexible dividing walls to accommodate 5 students each. Each large studio will be equipped with appropriate furnishing and lighting and will include wash-up facilities, telephone and data. Each space will be accessible by students on a 24 hour basis and will be secured by electronic access control systems.

   In addition, one graduate student darkroom of 12nasm will share dry room space with the faculty darkroom and one graduate student printmaking studio, ~20nasm, will be adjacent to and share other printmaking studio facilities.

c.) Graduate Student Space

Teaching assistants will be allocated one shared office and one interview room in which to conduct private meetings with students. These areas should be contiguous and be easily accessible by students. The rooms will be booked through an electronic booking system.

A graduate student lounge is combined with a faculty lounge to increase communication within the department and a separate graduate student union office will be allocated.

Graduate student offices for Fine Art History students will be located within the secure area of the library, where space allows, in order to allow the use of non-circulating books in the research of student work. These areas will be divided into smaller Masters level graduate carrels in one or more large rooms and doctoral level graduate student offices in more private shared office configurations. They will be allocated to individual or shared students based on their personal research needs and teaching assistant status. Each space will be fully furnished and equipped with shared telephone access and individual data outlets (or digital hub access) and should be accessible 24 hours but may need to be locked off from the Library during its closing hours.

Visual Studies graduate students will have their office space allocation combined with their research/studio allocation to allow for larger working studio spaces. These areas are described under the Research section. Visual studies graduate studios will also include allocations within the photography, multi-media and printmaking areas.

d.) Classroom/Studio Space

Two seminar rooms, each having a capacity of 30, are included in the space program. Each classroom will be fully equipped and furnished to allow for seminar, lecture and multi-media presentations. When not fully booked by Fine Art, other departments may be permitted use of these teaching facilities.

One large lecture hall is also included in the program to seat 75. This room is expected to be located in a restored area of One Spadina Crescent and will be fully equipped and furnished to allow for lecture and multi-media presentation. This lecture hall and the two seminar rooms identified above will fall under the jurisdiction of the Faculty of Arts and Science.

Several Fine Art Studios are included in the space program including those for 3D Sculpture/Site Installation, Drawing, Painting, Printmaking, Photography, Digital Media, Interdisciplinary Art and Lighting/Sound. Each room is fully described in the room data sheets (available upon request). Each is to be fully equipped and furnished to accommodate its particular functions. The larger studios may likely be accommodated within the new structure to allow for ample natural light and specialized ventilation systems. Studios should be easily accessible from the loading dock/freight elevator and should, in several cases, include double doors to allow large works and equipment to be moved. Studios will be AV compatible including data and power outlets located near an operable projection screen in order to allow for presentations within the studio setting. An AV storage room will be located as close as possible to teaching space. This is expected to minimize the need to book seminar rooms along with studios during class time.

In addition a storage room for paintings and materials, a breakout room and a workshop are included to support the studios. Flat file storage will be located within studios.

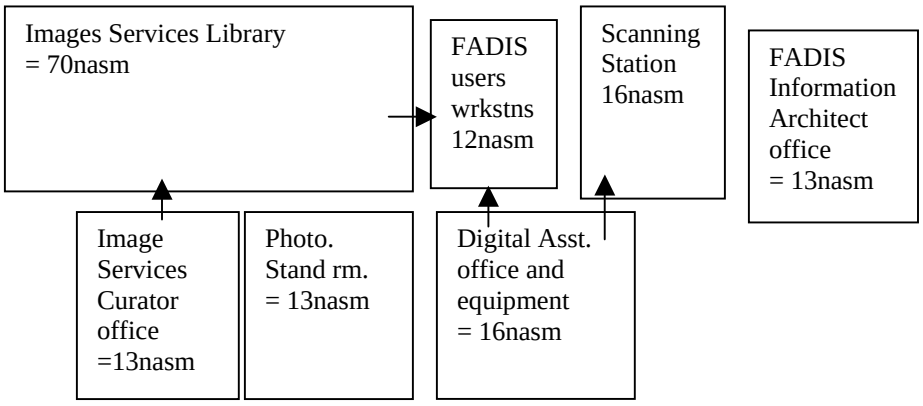
e.) Library

The library will accommodate print material, slides and digital material as well as general study space for Fine Art students, individually allocated graduate student offices and library support space.

The print library must be located in a secure temperature controlled space and should be easily accessible from the freight elevator in order to facilitate the delivery of books and other materials. The librarian's office, adjacent to this area, and the circulation desk should provide passive surveillance of the primary library spaces.

The slide and digital media areas should be grouped together within the secure area of the library with appropriate humidity and temperature controls as shown in Diagram 1:

Diagram 1:



Note: arrows denote need for viewing capability or open plan arrangement

f.) Other Departmental Space

An exhibition/screening/performance space has been included in the space program to fulfill the mission of the Visual Studies program and to allow for the department to curate and show work by the students, faculty and visiting artists. This space will include an

adjacent storage room and will be fully lockable during off-hours. The committee has reviewed the building and suggests the architect consider restoring the original dining hall on the ground level to accommodate this use. In addition to this purpose built space, existing corridors will be fitted out with display cases in order to facilitate additional exhibition of student work. This space may also be used for divisional and campus exhibition.

VII. Environmental Impact

All construction will be done in accordance with the University's environmental design standards. Using the Draft Environmental Checklist for Users Committees as a guide, the following recommendations are made to realize energy savings, to reduce impact on the environment and to stimulate environmental awareness:

- Allow for the use of task lighting in offices (i.e. electrical outlets in appropriate places for functionality)
- Building materials, fixtures and furnishings should minimize environmental impacts in their production use and eventual disposal (i.e. do not use exotic woods, avoid materials that off-gas, use materials that have recycled content).
- Materials from demolition should be used on site or be sent to be recycled or reused.
- Convenient spaces for recycling bins must be provided.

See the University of Toronto website for Environmental Design Standards and Checklist.

In addition to those elements of environmental impact covered in the UofT standards, of particular concern in this building will be the following:

- To provide potable water either through new plumbing installation or water coolers located throughout the building.
- Attention will need to be paid to the use of chemicals and other toxic paint materials and facilities provided for their disposal. (list included with room data sheets of dark room photochemicals)
- Ventilation and special garbage removal will be required within certain studios.
- Climate control for year-round classroom, office and administrative use.

VIII. Special Considerations

1. Campus Planning

The structure at One Spadina Crescent was designed in the Gothic institutional style in four quadrants with the principal aspect of the building facing south along Spadina Avenue and secondary frontages facing east along Russell Street and west toward the residential district beyond (see building plans in Appendix E). The building sits at the center of a circle around which traffic circulates and is of high importance both as an urban design punctuation in the fabric of the city plan and as a visual terminal feature defining Spadina Avenue (Historical Conservation Study, July '93).

The structure was designated a heritage building under Part IV of the Ontario Heritage Act by-law #89-76. This building was, "designated on historical grounds for its historical association with the teaching of Presbyterian theology in Canada; as the first major home of Knox College; and for its association with the production of penicillin, carried on here by the Connaught Laboratories. It is also important as a major contribution by an important

firm of Toronto architects (Smith & Gemmell)…" (University of Toronto Area Heritage Study, Appendix B, page 2).

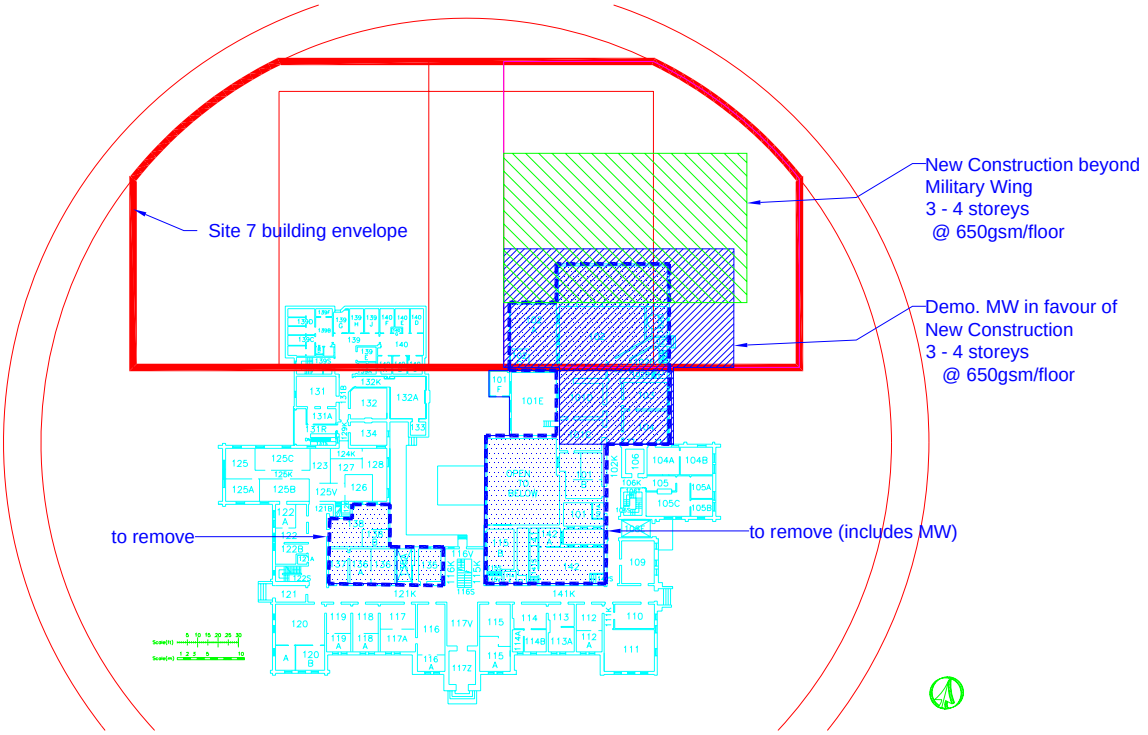
Over the years the original structure had grown through successive additions. Those of greatest impact are the 1914-23 military wing running along the east side of the site, several small additions to the north and inner east facades between 1943-1990, and the 1990 addition of animal care facilities to the north west. This plan recommends the removal of all non-original structures (with the exception of the animal facilities, electrical substation and possibly the military wing), the renovation appropriate to the original structure to accommodate the department of Fine Art and an addition to accommodate the balance of the program required.

In 1999, a Part II Plan for the University of Toronto Area was approved by City Council. This was a joint effort by the University of Toronto and the City of Toronto to identify development sites on the University campus and surrounding area. The northern half of the circular site was designated a development site (site 7) with detailed envelope requirements (see Appendix F). The area designated for development allows for the removal of the military wing and the animal facilities and assumes a maximum height of 18m construction at the center of the site with lower flanking construction not to exceed 12m in height.

In order to accommodate the entire program necessary for the department of Fine Art, space in addition to the original structure must be provided on site. According to test fits and area calculations based on the departmental space program, approximately 700nasm (1600gsm) of new construction must be located above military wing or adjacent to the original building to fully accommodate the department of Fine Art. If the military wing is removed in favour of additional new construction, 1400nasm (2800gsm) of space would need to be constructed. Although greater in area, this space could be constructed with less impact to the north development site, and at a similar total cost.

Future Development

A Special attention must be paid to maintaining a useable development envelope for future construction on the remaining parcel while properly accommodating the program needs for the department of Fine Art. The below example demonstrates how a new building could be located on the site in lieu of a demolished military wing. Such a new structure could accommodate a new handicapped accessible entrance, elevator and washrooms while creating large new space for state of the art classroom/studio spaces. The below example also demonstrates how a new building could be sited if the military wing is retained. Detailed planning in the Master Plan phase is necessary to determine the optimal arrangement. The development of this site requires a safe crossing is created from the campus to the circle. This must be implemented as part of this project to ensure the safety of all occupants. The Part II Plan recognized this requirement.



Building signage and/or any consideration for future banners, etc. will need to be carefully considered in light of the historical nature of the original structure. Elements that are to be attached to the structure should be designed and included as part of the project rather than be introduced at a later date.

2. Standards of Construction & Quality

Conservation principles for historic buildings, and guided by the Ontario Heritage Foundation, should be followed during the renovation of the original One Spadina structure and its accompanying new structure.

3. Landscape Requirements

One Spadina Crescent is located in a particularly prominent location within the city and the University campus, acting as a terminus to the view both north and south along Spadina Road and a minor view terminus to Russell Street and in alignment with Convocation Hall to the east. The landscape elements are significantly degraded and must be improved to appropriately reflect the important location in which they reside.

Although a full historical restoration of the landscaping and planting would be ideal on the site, and some interest from the Toronto Preservation Services may provide access to resources to do such a project, for the purposes of this project, the lands must be made good in order to reflect the University precinct and to serve the academic purpose of the site. At a later date, a full-scale historical restoration of the landscaping for these lands may be contemplated as a separately funded project.

As part of the University of Toronto Open Space Masterplan, "Investing in the Landscape" (1999) Spadina Circle and Russell Street have together been illustrated as a demonstration site to achieve the following goals:

- To create a landscape of landmark quality
- To create a significant, distinctive, pedestrian-oriented gateway to the West Campus
- To create an enhanced east-west pedestrian connection along Russell Street.

The Masterplan identifies the Spadina Circle – Russell Street intersection as a significant gateway to the southwest part of the campus. In order to better address pedestrian movement in this area the Plan suggests better defined crossings on Spadina Crescent would make the Circle less of a barrier to pedestrian movement. Traffic calming measures are suggested to create better and safer conditions for pedestrians. The Project Committee strongly concurs with the need to provide safe crossing options, particularly from Russell Street to Spadina Circle. A signaled crossing at Russell Street must be provided. Discussions with the City of Toronto are ongoing.

Given availability of funding the following landscape elements should be addressed, with issues of safety being given a higher priority:

i) Fencing and gateways be restored around the circle with entries appropriate to accommodate the architectural plan [the original 'Knox College' wrought iron fencing should be replicated wherever possible].
ii) Sufficient exterior lighting to showcase the restored historical structure and also to provide safe passage for all users of the building (see *Personal Safety and Accessibility* section).
iii) Updating walkways joining appropriate crossings, primary and service entries.
iv) Seating provided in visible, well-lit space.
v) Facilities to allow for the temporary installation of artwork.
vi) Provision of a signaled pedestrian crossing between Spadina Circle and Russell Street.
vii) Bicycle racks included in close proximity to main entrances

4. Personal Safety & Accessibility

In October 2001 the final report of the Safety Audit for One Spadina, reviewed by many building participants, was distributed by the director, Administration and Services. This audit, although conducted with a view to making safe the existing structure, touches on many issues of personal safety that are particular to this site and will need to be taken into account even with the renovation of the building.

In particular, the site is surrounded by the following: The Center for Addiction and Mental Health, the Scott Mission men's shelter, the Waverly Hotel, night clubs, a public school, UofT academic and administrative buildings and residential housing. The report states that, "due to the diversity of the surrounding buildings, numerous non-community members frequent the building" (One Spadina). Although the demolition of much of the existing structure and renovation for the department of Fine Art will undoubtedly solve many of the interior way finding and light level problems identified within the Audit, special attention to access and egress as well as outdoor lighting and safety measures must be included in order to help mitigate the perceived unsafe nature of community access.

Listed here are other considerations of personal safety that should be considered by the architect when renovating the structure:

Cleaning and management of the gardens including care of location of trees and shrubbery to minimize “entrapment zones”

Motion activated lights placed around the exterior as an alert and illumination aid

Good sight-lines inside and out – including security mirrors where blind areas occur

Maintain/Add signage at locations of entrance to the grounds and building stating the location of emergency equipment and procedures as well as ones stating, “This area patrolled by University Police” and “University Police Emergency number 978-2222”.

Emergency telephones/intercoms installed on each floor and outside at main entry points

Stickers placed throughout building indicating maintenance numbers, particularly broken or burned-out lighting and locking mechanisms

Access to basement limited by card access and or lock and key only

Floor plans and/or directories located at strategic intersections/entrances to indicate where specific offices and emergency equipment is located.

Signs posted on procedures to follow in case of an emergency

Clearly visible room numbers on all doors

Adequate fire extinguishers installed

Windows, if operable, equipped with window stops

Doors equipped with peepholes or windows to enable people to see who is knocking before answering

Telephones installed in all offices

The full safety audit is available from the Department of Facilities and Services.

In addition to those recommendations made in the safety audit, the following issues must also be addressed:

- Accessibility for persons with physical disabilities must be enhanced including the addition of a passenger elevator sized large enough to accommodate a person in a mechanized wheelchair.
- The major entrance must be equipped with ramps in order to allow easy access to the ground level from the exterior.
- Provision of a signalled crossing between Spadina Circle and Russell Street in order to make this building fully accessible and viable as a teaching and research facility for a large number of faculty and students.
- Hours of Access and levels of access to individual spaces must be carefully considered including the zoning of activities within the building
- Security by University of Toronto Police 24/7
- Vehicular drop-off & service (loading dock) entrance provided for ease of delivery.
- Handicapped/short term parking spaces provided to allow for drop off of materials and/or access to the building by handicapped person(s)

5. Computing and Communications

Assume fibre in library and for graduate student spaces because of high-end bandwidth required to access image files. Data jacks are provided in classrooms and faculty/administrative offices.

IX. Resource Implications

1. Site service relocates

The Total Project Cost Estimate includes an allowance for site service relocates and new connections, for such things as water and drainage connections. Additionally as part of the University's current electrical system upgrade, the building will be fed directly from Toronto Hydro rather than to U of T grid, and will pay a share of the THEC cost.

2. Infrastructure upgrades in the sector

The building is currently fed from the central boiler plant with a steam service of adequate capacity, and this serves all normal needs. A stand-alone boiler for the building that pre dates the central service is still in place and can feed the animal area in the event of an emergency shutdown of the central steam. The boiler is in a room planned for demolition. As the Faculty of Arts and Science has committed to wind down the use of the animal facilities over the next few years, this project will not include a new stand-alone boiler as this would not normally be considered necessary given the central service.

As mentioned above, the electrical service will be changed over to THEC. The existing substation has a 1000 KVA transformer with a primary feed at 13.8Kv, the same as would be provided by THEC. The transformer is lightly loaded at present and it is assumed that it will carry the planned renovation and new construction, and that therefore no upgrade will be needed for this project.

There is no central chiller at present and the plan includes an allowance for a 225 TR chiller to serve the entire building with the exception of the animal area, which has its own stand-alone system.

3. Construction

Because of the complexity of the building structure and its heritage attributes, determining a phased plan without considerable detailed investigations by consultants were found to be unadvisable. A detailed total project cost estimate for the complete plan as outlined in this report will follow the work of the consultants Master Plan.

- Phase I: consultants to devise a detailed Site and Phased Master Plan including cost estimate ($250,000) .

- The overall Construction Cost can be thought of as falling into three broad categories:

  a) Basic non-historic renovation and new construction necessary to accommodate the Fine Art space program of 3,610 NASM at One Spadina without consideration for necessary life safety and accessibility requirements.

b) The premium associated with the selective demolition, reclamation, interior and exterior restoration of the building and the recreation of the historic quadrangle and associated site work, as described in this report.

c) Deferred maintenance, infrastructure, life safety and accessibility improvements that would be required as part of a major renovation. This includes a new Hydro service, chiller plant, electrical distribution upgrade, new heating system, plumbing piping replacements, and roof replacement.

In the accessibility and life safety area there would be a new passenger elevator, enclosures and doors for exit stairs, exit to exterior for existing stair, 2 new exit stairs, new washrooms, an accessible entrance, sprinkler system throughout, modern Fire Alarm system, emergency power and lighting systems.

4. Total Project Cost

The total project cost estimated to be roughly in the range of $36.5 to $42.8 Million (2006 dollars) which includes many lump sum and unit rate allowances. Phasing will impact this estimate because of escalation and construction set up costs.

Following the broad categories of cost noted above, these break down as follows:

a). To accommodate the 3,610 NASM base program requirements for Fine Art the cost range has considered a reduced scope vs. a fuller scope, and retention vs. demolition of the military wing.

The functional benefits of demolition of the military wing are discussed in the "Site" portion of section V. From the perspective of the total cost, there appears to be no significant difference at present, (less than $200,000),between the options to keep or remove the military wing. Although removing the military wing would require more new construction, the new addition can serve to address much more efficiently some of the life safety and accessibility issues of the existing building if it is able to connect at all four levels.

Project Cost Estimate: Base Amount*

	Reduced Scope	Full Scope
Base construction	$11,510,000	$12,067,000
Taxes, fees, contingencies, etc.	4,220,000	4,468,000
Furnishings & Equipment	1,250,000	2,000,000
Moving & Staging	150,000	500,000
Security system allowance	150,000	250,000
Miscellaneous	50,000	50,000
Total base amount	$17,330,000	$19,335,000

* does not include historic premium, deferred maintenance, sitework/landscape, secondary effects (see below for details)

This total cost range which excludes life safety upgrades, some major deferred maintenance issues, and exterior restoration and sitework, and is a blend of new construction and renovation, amounts to a range of $1,567/GSM to $1,643/GSM construction cost only or $2,360/GSM to $2,632/GSM total project cost.

Notes on the base TPC:

- Base Construction: The variance is due to difference in the amount and extent of existing space to receive renovation.
- Furnishings and Equipment: this remains to be detailed.
- Moving and Staging: There is no plan identifying required staging of the Department of Fine Art in order to accommodate construction. The base TPC above includes an allowance of $150,000 to $500,000 for this. The detailed Site and Phasing Master Plan will address construction phasing and the requirements for staging.
- Security System: The range above is an allowance only, with details to be worked out. This building is expected to have a high security requirement.

b). The historic premium to address interior and exterior restoration, window and roof replacement work, presently has a total project allowance of $6,320,000 to $8,250,000 depending on the extent of work.

c). The total estimated allowance addressing deferred maintenance, life safety improvements and infrastructure improvements is $10,700,000 in both scenarios.).

d) The total cost allowance range for site work, heritage site restoration and landscape is $1,375,000 to $2,750,000 depending on the extent of work completed.

e) An allowance for the secondary relocations of non Arts and Science occupants in One Spadina Crescent, currently occupying approximately 1540 nasm of space, ranges $790,000 to $1,580,000. There is currently no plan identifying new locations for these occupants, therefore only an allowance is given that will be revised when a plan is in place. An additional ~1500nasm of space is occupied by the Faculty of A&S which will also require relocation in order to move forward with this project.

Other Costs

i) Parking

Removal of some portion of the 128 parking spaces may be necessary to accommodate new construction and will reduce parking revenues. The exact number will not be known until a detailed Master Plan is completed as part of phase one of this project. Loss of parking revenue will be identified at that time.

ii) Finance Charges

There is presently no allowance for finance costs included in any of the estimates.

Animal Facilities

i) Animal Facilities may not require relocation assuming renovations can be completed while maintaining the animal care facilities. This report does not include relocation or any other costs for this facility.

X. Operating Costs

Operating costs for the building will be increase by the following:

- cost of administrating swipe card
- cost of extra policing during school year
- cost of toxic waste (painting/photo chemicals, etc.) removal

Anticipated operating costs of the new and renovated facilities will be determined as part of the Master Plan.

XI. Funding Sources

$1M has been provided by a benefactor to fund the first phase renovation of the One Spadina entry hall. An additional $250,000 has been allocated by the Faculty of Arts and Science to fund a detailed site and Phasing Master Plan. All subsequent funding for this project will be raised through an aggressive advancement campaign.

This project has been identified as the top advancement priority for the Faculty of Arts and Science. Funding for preliminary architectural studies, renditions, campaign material, etc. has been provided by the Faculty of Arts and Science.

XII. Schedule

The schedule for the full project will be determined when funding becomes available to implement the project. Phase One, the completion of a Detailed Site and Phased Master Plan, will begin as soon as approval to proceed is achieved.

XIII. Recommendations

The Project Planning Committee recommends:

1. THAT the Project Planning Report for the Department of Fine Art be approved in principle.

2. That the building at One Spadina Crescent be allocated to the Faculty of Arts and Science for the department of Fine Art.

3. THAT a space program of 3690nasm be approved for the Department of Fine Art.

4. THAT implementation of the project begin with Phase One to determine a detailed Site and Phased Master Plan with subsequent phases brought forward for approvals as funds become available.

5. THAT all space occupied by the Department of Fine Art in Sidney Smith Hall (747nasm) and Colleges (80nasm) be made available for other use as new accommodations are made in One Spadina Crescent through subsequent phases of this project.

6. THAT, as appropriate locations are identified and funds become available, all non-Fine Art/Dean of A&S functions be relocated to allow for the phased implementation of an approved Master Plan for One Spadina Crescent.

Appendices

Note: Room Data Sheets are available upon request. It should be noted that several rooms have been updated for use over the past few years. These rooms require a minimal renovation, but will require any overall building upgrades including upgrades to mechanical and electrical systems and the removal of unused piping/conduit, etc. The rooms have been equipped and furnished with, for the most part, used furniture and equipment. Depending on the budget available at the time, more or less new furniture and equipment, as outlined in the data sheets, may be acquired for these rooms.

As this project is to be phased, it is also expected that further renovations will take place in the building in the near future that will impact the level of renovation necessary for the full Master Plan. The rooms identified, at present, that have been renovated, or that are in line for renovations in the near future are as follows:

Renovated Rooms

Basement	12,14,15,21,22
1st Floor	101D, 102, 103
2nd Floor	206, 213, 214, 230, 231, 232
3rd Floor	313, 317

***note: 313 is currently a shared seminar room between Psychology and Fine Art.**

Rooms under Consideration for Renovation

Basement	none
1st Floor	104, 109, 110, 111
2nd Floor	217, 219, 227, 227A
3rd Floor	310, 311, 312

Some rooms identified are currently allocated to other units/departments. As these spaces become vacated, or the Faculty of Arts and Science is able to negotiate other space with these units, the spaces will become renovated.

A. Department of Fine Art Space Inventory 2005/06 Academic Year

1 Spadina Crescent

Room	#	Flr	Ctgy	Category	%Time	%Space	Room Use Description	Stns	NASM
101	D	1	230	Undrgr Lab Supt	100	100	Studio Storage	0	37.17
102		1	210	Sched Class Lab	100	100	Art Studio	0	110.62
103		1	1510	Assembly Facil	100	100	Exhibition Space	0	29.67
206	A	2	410	Faculty Offices	100	100	Faculty Office Single	1	8.10
206		2	210	Sched Class Lab	100	100	Sculpture Studio	0	158.28
207		2	1430	General Lounge	100	100	Graduate Lounge	0	30.20
208		2	410	Faculty Offices	100	100	Faculty Office Single	1	26.37
213		2	210	Sched Class Lab	100	100	Art Studio	0	31.02
214		2	410	Faculty Offices	100	100	Faculty Office Single	1	14.70
220	B	2	230	Undrgr Lab Supt	100	100	Darkroom	0	19.20
224	B	2	230	Undrgr Lab Supt	100	100	Studio Support	0	11.07
224		2	210	Sched Class Lab	100	100	Fine Art Studio	0	58.35
226	A	2	410	Faculty Offices	100	100	Faculty Office Single	1	11.50
226	C	2	450	Office Support	100	100	Office Storage	0	5.40
226	D	2	450	Office Support	100	100	Office Storage	0	3.00
226		2	410	Faculty Offices	100	100	Faculty Office Single	1	21.12
227	A	2	410	Faculty Offices	100	100	Faculty Office Single	1	14.70
227		2	210	Sched Class Lab	100	100	Drawing/Painting Lab	25	100.56
230		2	120	Non-Tiered Clas	100	100	Seminar Room	20	65.51
231		2	1430	General Lounge	100	50	Student Lounge	8	11.65
232		2	210	Sched Class Lab	100	100	Drawing/Painting Lab	0	82.40
241		2	450	Office Support	100	50	Office Storage	0	13.11
314		3	410	Faculty Offices	100	100	Faculty Office Multi	2	20.68
315		3	410	Faculty Offices	100	100	Faculty Office Multi	2	21.16
317		3	210	Sched Class Lab	100	100	Fine Art Studio	30	117.48
330		3	120	Non-Tiered Clas	100	100	Seminar Room	0	86.67
							SUB-TOTAL		**1109.69**

B. Colleges

Room	#	Flr	Ctgy	Category	%Time	%Space	Room Use Description	Stns	NASM
102		1	410	Faculty Offices	100	100	Faculty Office Single (UC)	1	19.32
245		2	410	Faculty Offices	100	100	Faculty Office Single (UC)	1	17.72
321		3	410	Faculty Offices	100	100	Faculty Office Single (TCFAR)	1	14.80
330		3	410	Faculty Offices	100	100	Faculty Office Single (VC)	1	14.63
334		3	410	Faculty Offices	100	100	Faculty Office Single (VC)	1	14.63
							SUB -TOTAL		**81.10**

C. Sidney Smith Hall

Room	#	Flr	Ctgy	Category	%Time	%Space	Room Use Description	Stns	NASM
6029		6	450	Office Support	100	100	Lounge	0	42.43
6030		6	410	Faculty Offices	100	80	Faculty Office Multi	6	61.60
6031	A	6	510	Library Col Spc	100	100	Slides For Teach/Res	0	58.29
6031	B	6	530	Library Support	100	100	General Clerical Office Single	1	12.34

6031	C	6	450	Office Support	100	100	Slide/Photography Workstation	1	13.14
6032	A	6	120	Non-Tiered Clas	100	100	Specialized Seminar Room	0	77.66
6032		6	120	Non-Tiered Clas	100	100	Spclzd Seminar Room	12	29.23
6033		6	530	Library Support	100	100	Gen Clerical Off Single	1	11.61
6034	B	6	510	Library Col Spc	100	50	Closed Stacks	0	14.77
6034	B	6	530	Library Support	100	50	Gen Clerical Off Single	1	14.77
6034		6	510	Library Col Spc	100	50	Closed Stacks	0	45.06
6034		6	520	Study Space	100	50	Grad Study Room	24	45.06
6035		6	410	Faculty Offices	100	100	Faculty Office Single	1	17.47
6036	A	6	410	Faculty Offices	100	100	Faculty Office Single	1	21.65
6036		6	440	Dept Supp Staff	100	100	Reception and Office	1	10.78
6037	A	6	440	Dept Supp Staff	100	100	Administrative Staff Office	1	12.26
6037	B	6	440	Dept Supp Staff	100	100	Supp Admin Office Single	1	13.01
6040	A	6	410	Faculty Offices	100	100	Dept Head Office Single	1	22.85
6040		6	440	Dept Supp Staff	100	100	Gen Clerical Off Single	1	9.29
6041		6	410	Faculty Offices	100	100	Faculty Office Single	1	16.72
6042		6	410	Faculty Offices	100	100	Faculty Office Single	1	16.72
6043		6	450	Office Support	100	100	Photocopy/Mail Room	0	9.48
6045		6	410	Faculty Offices	100	100	Faculty Office Single	1	11.80
6047		6	450	Office Support	100	100	Record Room	0	8.83
6048		6	410	Faculty Offices	100	100	Faculty Office Single	1	16.72
6049		6	410	Faculty Offices	100	100	Faculty Office Single	1	16.72
6050		6	410	Faculty Offices	100	100	Faculty Office Multi	2	9.10
6051		6	440	Dept Supp Staff	100	100	General Clerical Office Single	1	9.29
6052		6	410	Faculty Offices	100	100	Faculty Office Single	1	16.92
6053		6	410	Faculty Offices	100	100	Faculty Office Single	1	16.72
6054	A	6	120	Non-Tiered Clas	100	100	Seminar Room	12	18.00
6055		6	410	Faculty Offices	100	100	Faculty Office Single	1	16.72
6056		6	410	Faculty Offices	100	100	Faculty Office Single	1	18.84
6057		6	450	Office Support	100	100	Student Lounge & Waiting Room	0	9.83
							SUB-TOTAL		**745.68**

B. Demolition Plan

Detailed Demolition Plan by Room

KEY:
Yellow = Spaces to be demolished (assumes Military Wing maintained)
Green = Additional spaces to be demolished (assumes Military Wing demolished)

Room	#	Department	Room Use Description	Square Metres	demo keep mw	add demo demo mw
201		Anthropology	Graduate Office Multi	20.07		
33		Bldgs & Grounds	Caretaker Off/Change Rm	18.13		
39		Bldgs & Grounds	Recylcing Storage	55.44		
102	A	Bldgs & Grounds	Grounds Other Vehicle Storage	61.62		
102	C	Bldgs & Grounds	Grounds Equipment & Supplies	8.91		
		Bldgs & Grounds			144	0
2		Dean's Off A&S	Inactive / Assignable	31.59		
3		Dean's Off A&S	Inactive / Assignable	25.85		
4		Dean's Off A&S	Inactive / Assignable	25.85		
5		Dean's Off A&S	Inactive / Assignable	126.80		
5	A	Dean's Off A&S	Inactive / Assignable	86.90		
6		Dean's Off A&S	Inactive / Assignable	26.25		
7		Dean's Off A&S	Inactive / Assignable	34.90		
35		Dean's Off A&S	Inactive / Assignable	16.45		
104		Dean's Off A&S	Inactive / Assignable	34.18		
		Dean's Off A&S			103	305
101	C	Env Health&Safe	Equipment & Supplies Stor	34.00		
		Env Health&Safe			0	34
330		Fine Art	Seminar Room	86.67		
102		Fine Art	Art Studio	110.62		
206		Fine Art	Sculpture Studio	158.28		
101	D	Fine Art	Studio Storage	37.17		
206	A	Fine Art	Faculty Office Single	8.10		
208		Fine Art	Faculty Office Single	26.37		
241		Fine Art	Office Storage	26.22		
207		Fine Art	Graduate Lounge	30.20		
103		Fine Art	Exhibition Space	29.67		
		Fine Art			33	611
240		Independ Weekly	Storage (Independent Weekly)	20.56		
245		Independ Weekly	The Independent Weekly	86.00		
245	D	Independ Weekly	Independent Weekly Office	9.00		
245	E	Independ Weekly	Independent Weekly Office	13.20		
		Independ Weekly			129	0
205		Math	Graduate Office Multi	42.84		
205	A	Math	Lecturer's Office Multi	19.24		
205	B	Math	Faculty Office Single	13.58		
209	D	Math	Graduate Office Multi	17.68		
209	E	Math	Graduate Office Multi	17.68		
209	F	Math	Graduate Office Multi	10.80		
209	G	Math	Graduate Office Multi	9.60		
209	H	Math	Graduate Lounge	4.80		
		Math			61	76
1		Non Assignable	Public Toilet-Men	11.10		

1	B	Non Assignable	Telecomm Closet (UTORnet BEF)	2.85
5		Non Assignable	Corridor	28.74
5		Non Assignable	Mechanical Area	13.52
5	S	Non Assignable	Stairs	8.70
32		Non Assignable	Janitor's Closet	3.45
33	A	Non Assignable	Public Toilet-Men	7.36
35	E	Non Assignable	Elevator	13.77
35	S	Non Assignable	Stairs	1.53
38		Non Assignable	Heating Plant	105.76
38	A	Non Assignable	Janitor's Closet	3.40
38	B	Non Assignable	Public Toilet-Men	8.88
38	S	Non Assignable	Stairs	1.80
38	V	Non Assignable	Corridor	6.39
39	A	Non Assignable	Air Conditioning Etc	71.21
39	B	Non Assignable	Pump Room	6.72
39	S	Non Assignable	Stairs	2.16
40	S	Non Assignable	Stairs	8.67
101		Non Assignable	Public Toilet-Men	15.64
101	A	Non Assignable	Janitor's Closet	3.87
102	D	Non Assignable	Non/Un Assignable Area	14.28
102	K	Non Assignable	Corridor	74.71
102	R	Non Assignable	Stairs	8.89
102	S	Non Assignable	Stairs	5.75
102	V	Non Assignable	Corridor	16.19
115	B	Non Assignable	Public Toilet-Men	20.06
115	K	Non Assignable	Corridor	10.44
115	S	Non Assignable	Stairs	1.12
115	V	Non Assignable	Corridor	2.18
141		Non Assignable	Corridor	5.43
141	K	Non Assignable	Corridor	63.60
141	S	Non Assignable	Stairs	1.32
142	S	Non Assignable	Stairs	2.94
206	S	Non Assignable	Stairs	5.60
209	S	Non Assignable	Stairs	9.99
209	V	Non Assignable	Corridor	7.20
224	E	Non Assignable	Elevator	3.24
233		Non Assignable	Public Toilet-Women	14.10
233	V	Non Assignable	Corridor	3.30
241	E	Non Assignable	Elevator	13.00
308	P	Non Assignable	Elevator	3.24
324	A	Non Assignable	Elevator	13.92
326		Non Assignable	Janitor's Closet	3.30
326	A	Non Assignable	Generator Etc	24.78
333		Non Assignable	Air Conditioning Etc	8.75
334	K	Non Assignable	Corridor	4.49
334	K	Non Assignable	Generator Etc	4.49
334	S	Non Assignable	Stairs	11.70
335	K	Non Assignable	Corridor	10.34
338	K	Non Assignable	Corridor	26.66
		Non Assignable		544 176

135		Ophthalmology	Research Lab	9.79		
135		Ophthalmology	Faculty Office Sing	6.53		
136		Ophthalmology	Photocopy Room	18.13		
136	A	Ophthalmology	Eye Bank Storage	16.66		
137		Ophthalmology	Lab Storage	12.50		
138		Ophthalmology	Lab Storage	38.69		
138	A	Ophthalmology	Lab Storage	9.60		
		Ophthalmology			112	
101	B	Parking St.Geo	Men's Locker Room	10.37		
101	B	Parking St.Geo	Lunch Room	13.82		
101	B	Parking St.Geo	Women's Locker Room	10.37		
142		Parking St.Geo	Conference Room	27.51		
142		Parking St.Geo	Office Files	27.51		
142	A	Parking St.Geo	Office Files	11.10		
202		Parking St.Geo	Office (Temporary)	33.31		
		Parking St.Geo			134	
209	A	Psychology	Lab Freezer Room	10.26		
324		Psychology	Research Lab Support	11.54		
325		Psychology	Storage	33.39		
332		Psychology	Lab Storage	1.14		
332	A	Psychology	Lab Storage	4.62		
332	B	Psychology	Lab Storage	3.61		
335		Psychology	Lab Storage	5.28		
		Psychology			70	
102	B	SAC	Convocation Gowns & Hoods Storage	10.40		
		SAC			0	10
209	B	Statistics	Graduate Office	20.44		
209	C	Statistics	Graduate Office Multi	27.04		
209	H	Statistics	Graduate Lounge	4.80		
		Statistics			52	
242		Unallocated	Inactive / Assignable	15.04		
323		Unallocated	Inactive / Assignable	9.99		
328		Unallocated	Inactive / Assignable	25.30		
		Unallocated			50	
328	A	UTC-CNS	Equipment Storage	62.64		
		UTC-CNS			63	
		Total Demo (net area)			1515	1693
		Total Demo (Gross) x 1.18			1787	1998

C. Projected Classroom Booking Data

Fine Art Courses 2005/2006

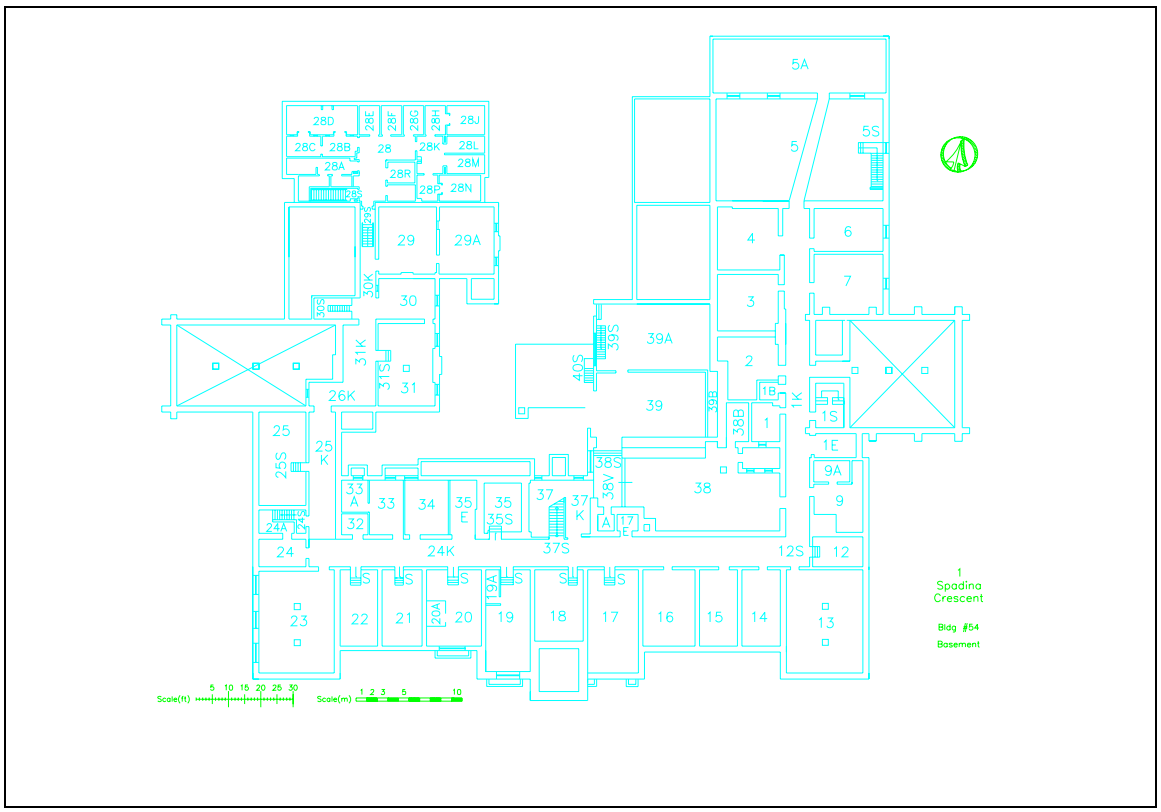
Course	Sect. Code	Meeting Section	Course Title	Cap	Enroled (Jan.23)	Peak Enrol.	Time	Room	# Hours
VIS120H1	F	TUT0301	Visual Concepts	62	45	62	R 1-2	SS 1074	2
VIS120H1	F	TUT0201	Visual Concepts	63	51	63	W 1-2	SS 1074	2
VIS120H1	F	TUT0101	Visual Concepts	63	56	63	T 1-2	SS 1074	2
FAH323H1	F	LEC5101	Books of Hours	100	61	77	T 6-8	SS 1069	2
FAH300H1	F	LEC0101	Greek Cities	100	82	100	F 12-2	BL 205	2
FAH378H1	F	LEC5101	Impressionism	100	84	100	R 6-8	SS 1069	2
FAH308H1	F	LEC0101	17th Cent Netherland	100	88	100	T 10-12	SS 1069	2
FAH341H1	F	LEC0101	Venetian Renais Art	100	93	100	R 4-6	SS 1069	2
									16

Course	Sect. Code	Meeting Section	Course Title	Cap	Enroled (Jan.23)	Peak Enrol.	Time	Room	# Hours
FAH329H1	S	LEC0101	Jewish Art	46	46	47	M 12-2	SS 1069	2
FAH388H1	S	LEC5101	Art & Theory	70	53	80	M 6-8	SS 1069	2
FAH290H1	S	LEC0101	Asian Art	70	63	73	M 10-12	SS 2118	2
FAH307H1	S	LEC0101	Netherlandish Art	70	65	70	W 10-12	SS 1069	2
FAH333H1	S	LEC5101	Altarpiece in Italy	70	67	70	T 6-8	SS 1069	2
FAH304H1	S	LEC0101	Bronze Age Palaces	70	70	70	T 2-4	SS 1074	2
FAH386H1	S	LEC0101	Contemporary Canadian	70	70	70	F 1-3	UC 179	2
FAH322H1	S	LEC0101	Romanesque Sculpture	100	100	100	W 2-4	SS 1069	2
FAH324H1	S	LEC0101	Ita Ren Architect	100	100	100	M 2-4	SS 1069	2
FAH375H1	S	LEC0101	American Architecture	100	100	100	R 4-6	SS 1069	2
FAH335H1	S	LEC0101	Art of Love in Ren	104	104	104	R 12-2	SS 1069	2
									22

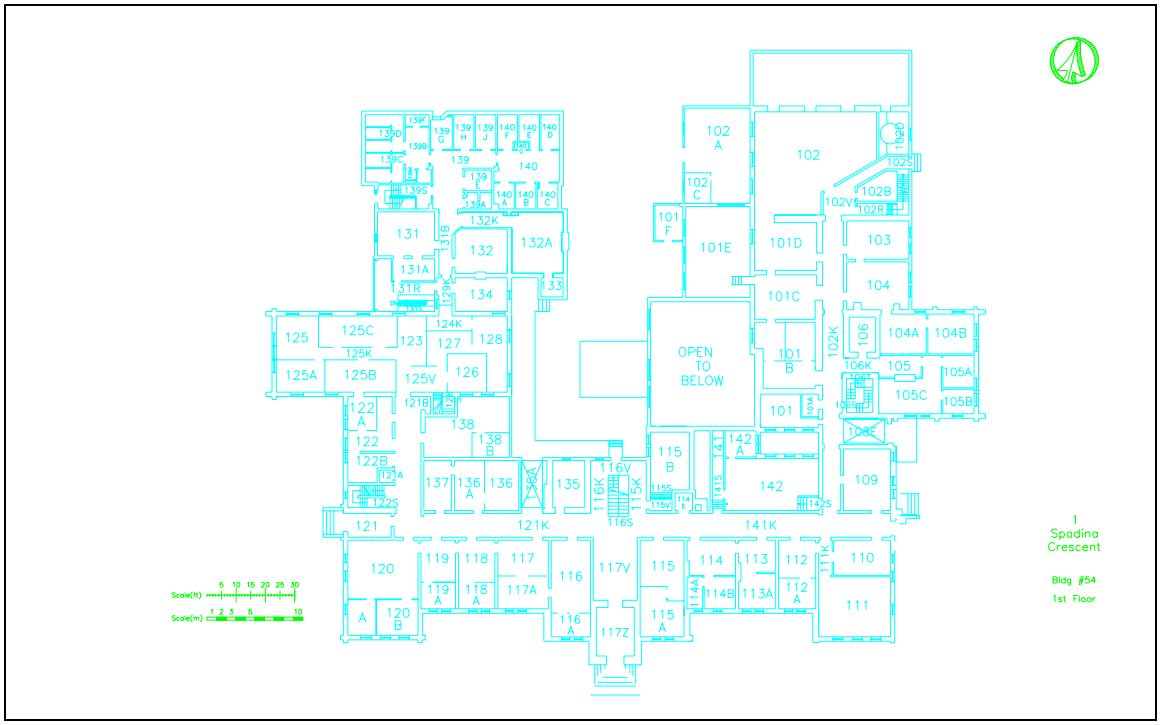
Proposed Fine Art Course Schedule Per Term

Course	number of courses	number of sections	hours per week, per class	total hours
Vis 120	1	3	2	6
300 level course	10	1	2	20
200 level tutorial	3	4	1	12
200 level course	1	1	2	2
			total	**40**

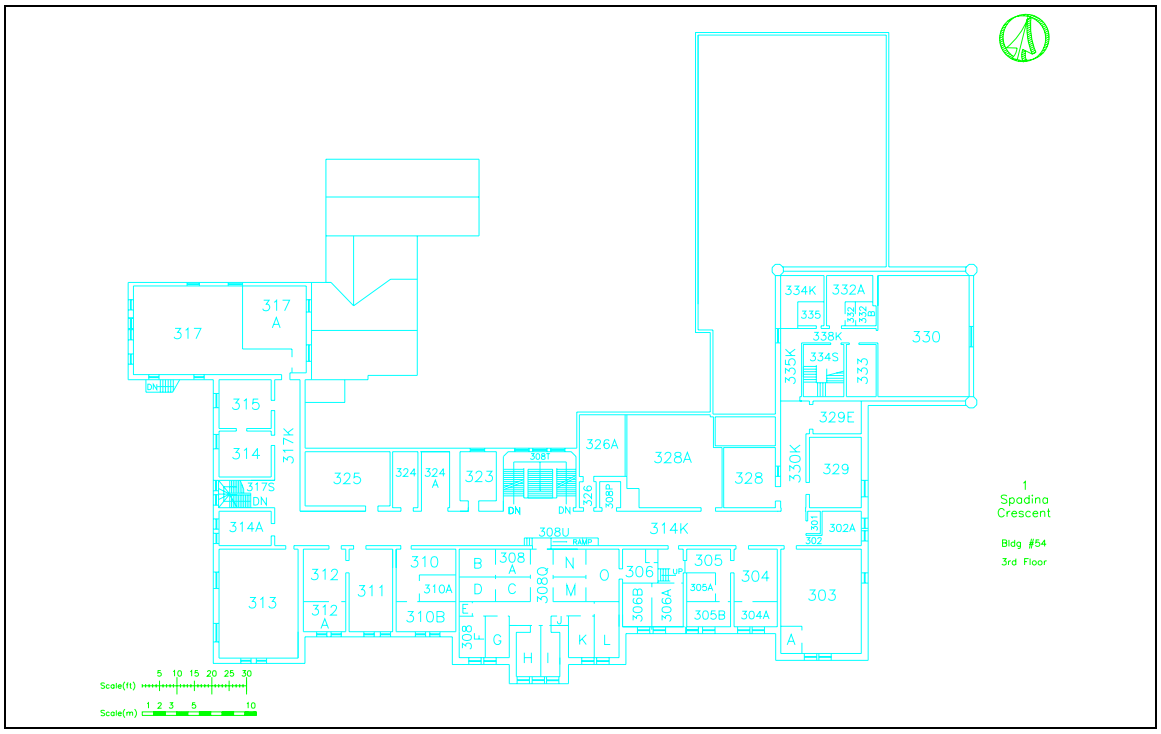
D. Existing Building Plans



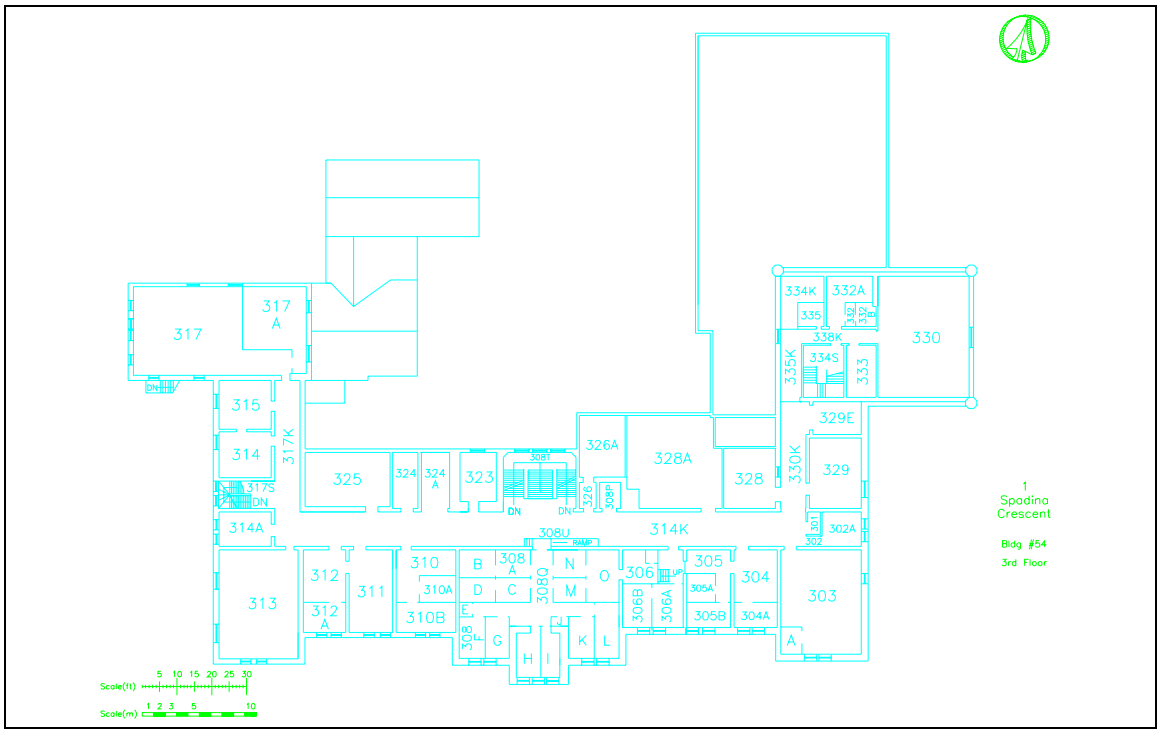
Basement Plan



Ground Level Plan

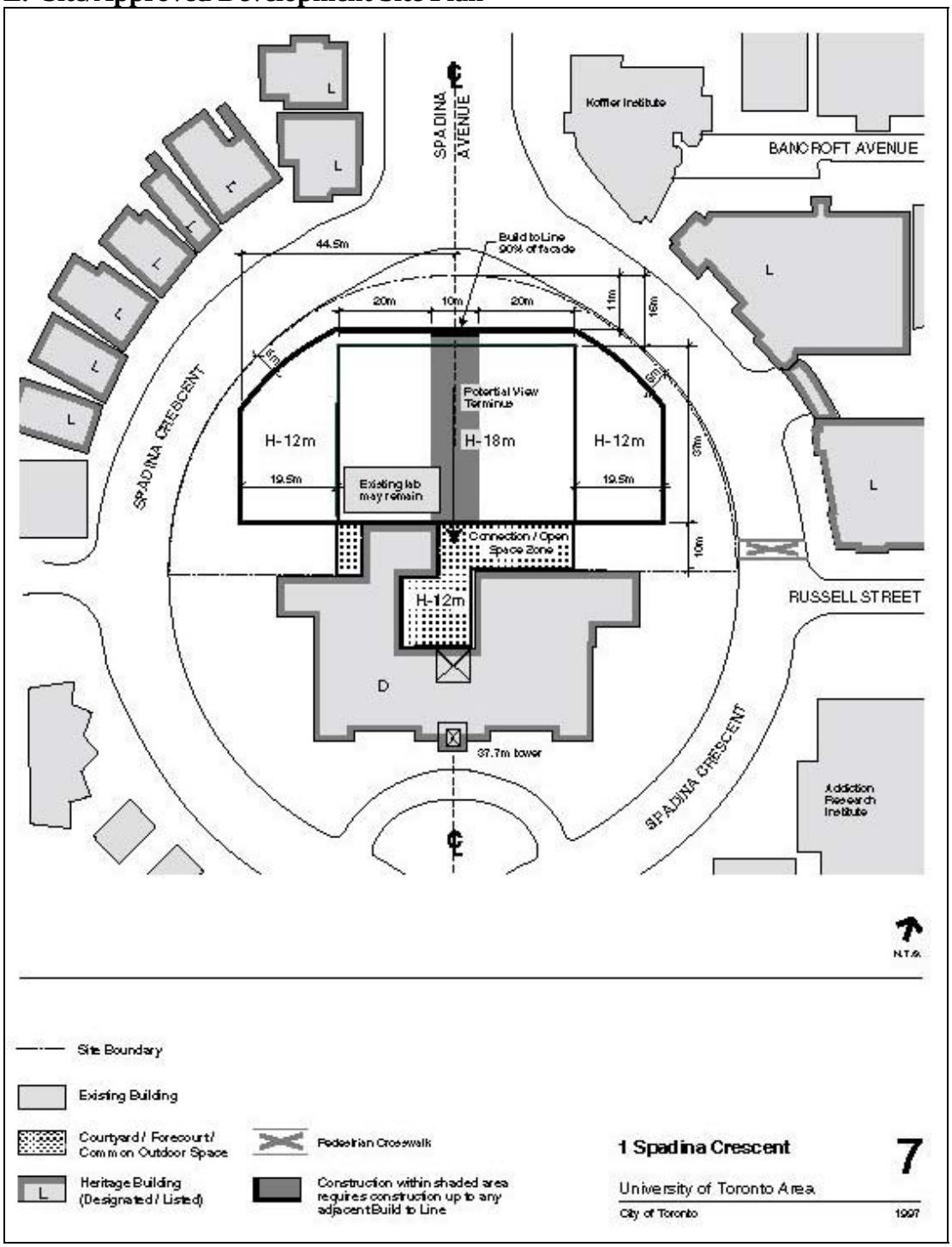


2nd Level Plan

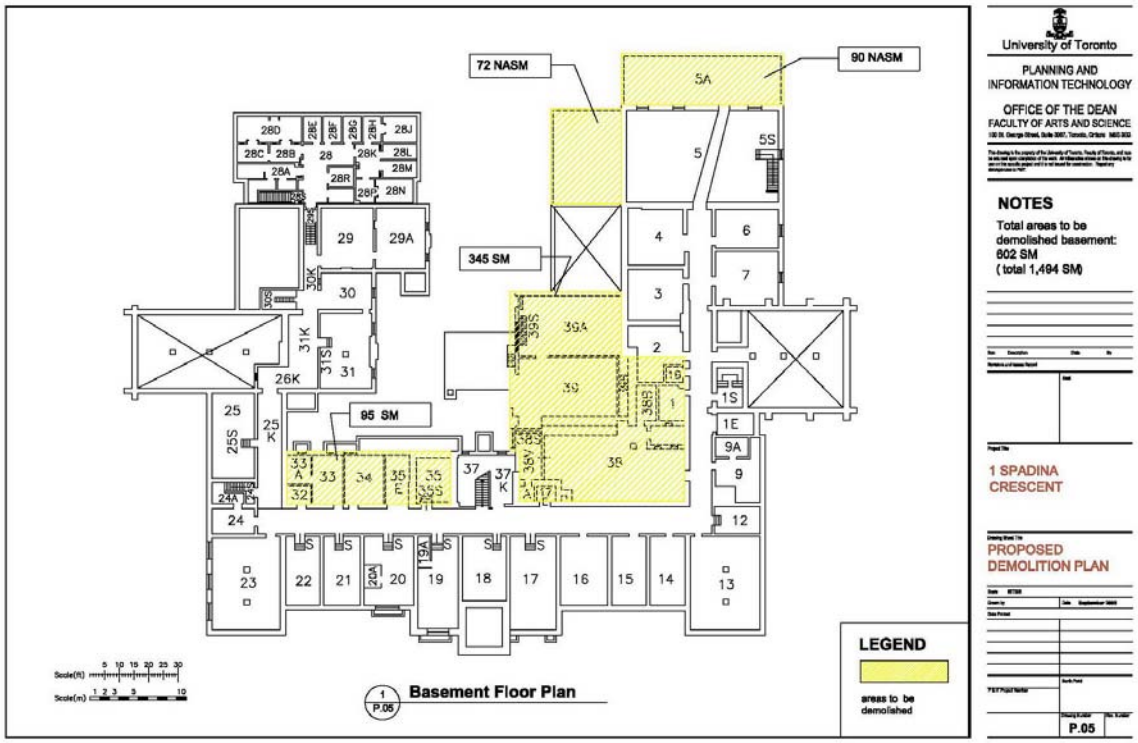


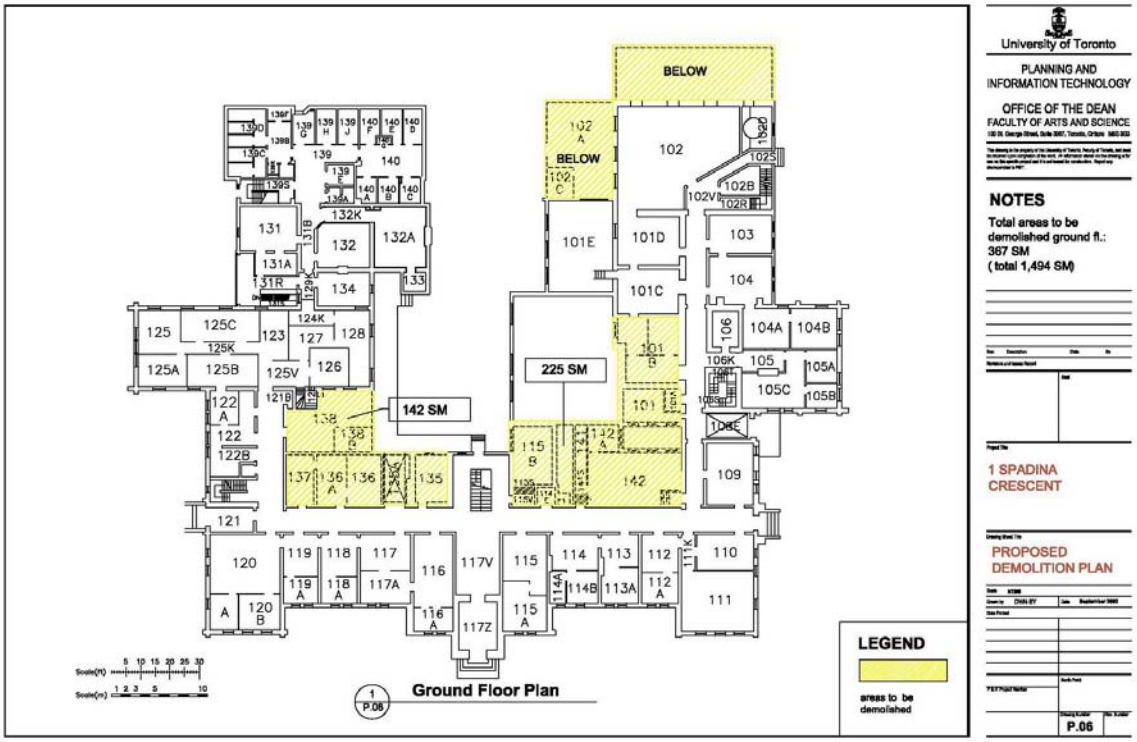
3rd Level Plan

E. Site/Approved Development Site Plan



F. Minimum Demolition Plans




BELOW
BELOW
102
A
102
C
102
101E
101D
101C
101
B
103
104
104A
104B
105
105A
105C
105B
106
106K
102S
102B
102R
102V
225 SM
142 SM
138
B
138
A
137
136
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136
135
115
B
142
A
142
109
110
111
121
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120
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117A
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116
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117V
117Z
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114A
114B
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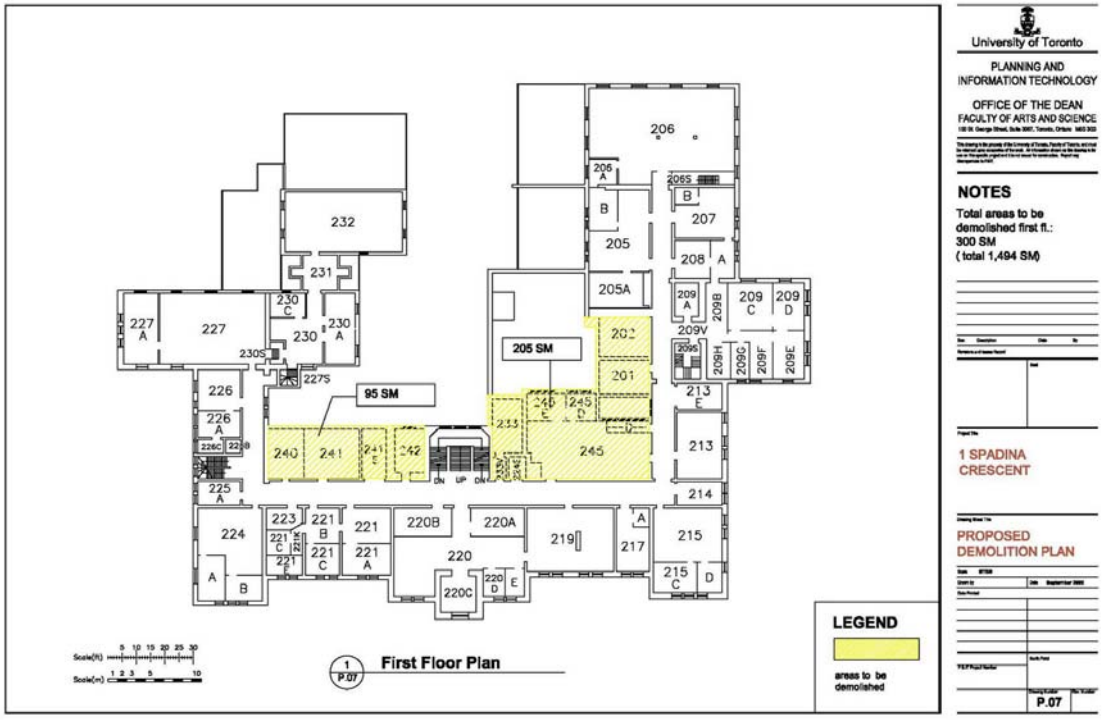
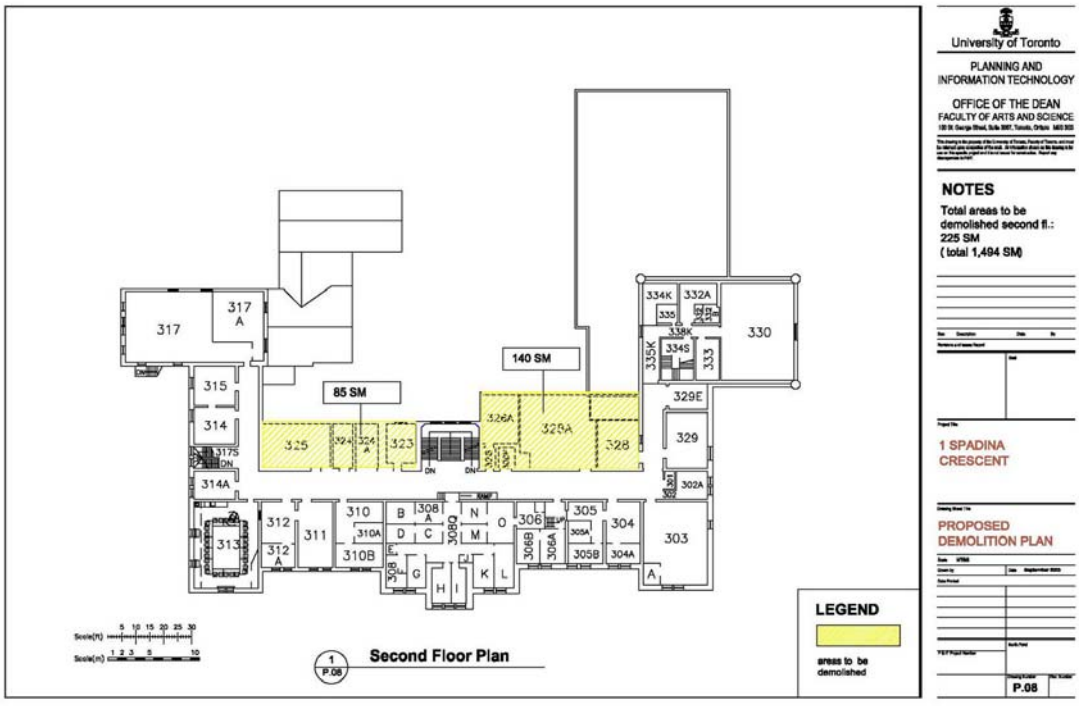
131A
131R
132
132A
132K
133
134
125
125C
125K
125A
125B
125V
123
124K
127
126
128
122
A
122
122B
139
140
LEGEND
areas to be demolished
Ground Floor Plan
1
P.06
University of Toronto
PLANNING AND INFORMATION TECHNOLOGY
OFFICE OF THE DEAN
FACULTY OF ARTS AND SCIENCE
NOTES
Total areas to be demolished ground fl.:
367 SM
(total 1,494 SM)
1 SPADINA CRESCENT
PROPOSED DEMOLITION PLAN
P.06


206
206 A
206S
B
207
205
208 A
205A
209 A
209B
209 C
209 D
209V
209S
209H
209G
209F
209E
213 E
202
205 SM
201
95 SM
240
241
241 E
242
233
245
213
214
226
226 A
225 A
224
223
221 B
221 C
221
221 A
220B
220A
219
217
215
215 C
220
220C
220 D
220 E
227 A
227
230
230 A
230 C
230S
227S
231
232
LEGEND
areas to be demolished
First Floor Plan
1
P.07
University of Toronto
PLANNING AND INFORMATION TECHNOLOGY
OFFICE OF THE DEAN
FACULTY OF ARTS AND SCIENCE
NOTES
Total areas to be demolished first fl.:
300 SM
(total 1,494 SM)
1 SPADINA CRESCENT
PROPOSED DEMOLITION PLAN
P.07


317
317 A
315
314
317S
314A
313
312
312 A
311
310
310A
310B
308
308 A
308Q
308C
308B
308S
306
306B
306A
305
305A
305B
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304A
303
A
B
C
D
G
H
I
K
L
M
N
O
140 SM
85 SM
326A
328A
328
325
324
324 A
323
334K
332A
335
335K
334S
333
330
329E
329
302
302A
LEGEND
areas to be demolished
Second Floor Plan
1
P.08
University of Toronto
PLANNING AND INFORMATION TECHNOLOGY
OFFICE OF THE DEAN
FACULTY OF ARTS AND SCIENCE
NOTES
Total areas to be demolished second fl.:
225 SM
(total 1,494 SM)
1 SPADINA CRESCENT
PROPOSED DEMOLITION PLAN
P.08

G. Barrier Free Accessibility

2. BARRIER FREE ACCESSIBILITY	C	NC	NA

The Design Team is required to read and comply with the full Design Standards as they apply to the project. A completed copy of this checklist must be submitted by the Design Team to the University's Project Manager when the Design Development Phase is 75% complete. In all cases, if a "does not comply" has been checked, please indicate why. Attach additional sheets if necessary.

2.A. BARRIER FREE ACCESSIBILITY – EXTERIOR

1 Parking Areas

.1 Number of Spaces

		C	NC	NA
.1	A minimum of one (1) space for every 100 vehicles should be provided for persons with a disability.	☐	☐	☐

.2 Location, Surface

		C	NC	NA
.1	Accessible parking spaces for vehicles should be provided in a close and convenient location to ensure persons with a disability have convenient access to an accessible barrier-free entrance(s) without having to travel between parked cars or other obstacles.	☐	☐	☐
.2	Underground/multi storey parking garages must have accessible parking spaces on at least one level, preferably adjacent to an elevator or a level, pedestrian route.	☐	☐	☐
.3	If parking is not available in a close and convenient location, posted signs indicating the location of the closest accessible barrier-free entrance should be provided.	☐	☐	☐
.4	The surface of parking spaces should be firm and fairly even. Surface drainage slopes should drain away from designated parking area.	☐	☐	☐

.3 Space Size and Height

		C	NC	NA
.1	The width of accessible parking spaces should be a minimum 3700 mm (12 ft 0 in) wide with an adjacent accessible aisle a minimum of 1500 mm (5 ft 0 in) wide. The length should be 5500 mm (18 ft 0 in)	☐	☐	☐

.4 Lighting Levels

		C	NC	NA
.1	The lighting level at accessible parking locations should be at least 30 lux. (3 fc) measured at grade level.	☐	☐	☐
.2	The surrounding walls of enclosed parking areas should be painted in reflective, light colours .	☐	☐	☐

.5 Signage

		C	NC	NA
.1	The parking spaces reserved for persons with disabilities shall have two International Symbols for Accessibility. One sign measuring 300 x 600 mm (12 x 24 in) shall be installed at the front on curb side at a height of 1500 mm (5 ft 0 in) from the ground to the centre of the sign. The second International Symbol for Accessibility measuring 1000 mm (3 ft 4 in) in length shall be	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY	C	NC	NA

painted/applied on the pavement of the parking space in a colour that contrasts sharply with the surrounding space.

2 Passenger Drop-off Area

.1 Location

.1	Passenger drop-off/loading zones should be located as close as possible and at the same level of the main barrier-free accessible entrance.	☐	☐	☐
.2	Where differences in paving levels occur, suitable curb ramps should be provided.	☐	☐	☐

.2 Size and Height

.1	The area should be large enough to accommodate parking for a bus as well as cars and, if a canopy is included, it should have a minimum headroom clearance of 3550 mm (11 ft. 8in) for the bus loading zone and 2740 mm (9 ft 0 in) for the car-loading zone.	☐	☐	☐
.2	An access aisle 1500 mm (5 ft 0 in) wide should be provided adjacent and parallel to the vehicle loading area.	☐	☐	☐

3 Exterior Pathways

.1	Exterior pathways designated as accessible, barrier-free passageways should be a minimum width of 1500 mm (5 ft 0 in).	☐	☐	☐
.2	The surface shall be continuous, made of a firm, even, non-slip material	☐	☐	☐
.3	The pathway must be clear of projecting objects/amenities such as planters, trash containers, trees/shrubs, signs, guy wires that may present an obstacle to people with visual and mobility impairment. When it is unavoidable to keep the pathway clear of such items, they should be located so that a person walking with long cane can detect them. Wherever possible, walkways should be separated from the objects/amenities by a colour contrasted and cane detectable border a minimum of 300 mm (12 in) wide.	☐	☐	☐
.4	Seating areas alongside long routes should be provided. Seating should be constructed of weatherproof materials and be free of sharp edges.	☐	☐	☐
.5	Wheel stops should be provided in parking lots wherever car bumpers may extend over and onto the pedestrian passageway. Wheel stops should be painted in a bright, contrasting colour.	☐	☐	☐
.6	Grating and grilles should be set so that their long openings are perpendicular to the path of travel and the spacing of the openings should be 13 mm (½ in) or less, edge to edge.	☐	☐	☐
.7	Lighting levels on exterior routes should be at least 30 lux (3 fc).	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY	C	NC	NA
.8 Lighting standards or posts should be mounted to the side(s) of walkways so as not to present an obstacle to people in wheelchairs or with sight impairment. Overhead lighting should be mounted to allow a clear headroom of 2280 mm (7 ft 6 in) below fixtures.	☐	☐	☐
.9 Where possible, walkways/sidewalks should have curb ramps with a maximum slope of 1:12 (where rise is higher than 180 mm (6 in) slope should be 1:15)and a curb ramp lip ranging from ½ to ¾ in (13 to 19 mm). The minimum width of curb ramps should be 1200 mm (4 ft 0 in) exclusive of the flared sides. The edge of the curb ramp closest to the road should be marked with a colour/ brightness contrasted strip 15 mm (9/16 in) wide.	☐	☐	☐
.10 Exterior pedestrian routes should have headroom clearance wherever possible, of at least 2280 mm (7 ft 6 in) across the entire width of the walkway.	☐	☐	☐
4 Exterior Ramp			
.1 Ramps should be a minimum width of 1500 mm (5 ft 0 in) with a maximum gradient of 1:18, and have a firm, even, non slip surface.	☐	☐	☐
.2 Ramp surfaces and their approaches shall be designed so that water/ice will not accumulate. Whenever possible, consideration should be given to protecting ramps from difficult weather conditions.	☐	☐	☐
.3 Ramps should have strip at least 300 mm (12 in) wide, in a contrasting colour and texture at the top and bottom to warn visually impaired persons.	☐	☐	☐
.4 The side(s) of the ramp must be as transparent as possible for maximum visibility into the entire route so that users can be seen clearly even from a distance.	☐	☐	☐
.5 Handrails must be provided in accordance with Ontario Building Code.	☐	☐	☐
.6 Lighting level on exterior ramps should be a minimum of 100 lux (10 fc).	☐	☐	☐
5 Sloping Sidewalk			
.1 The University prefers that wherever possible, sloped sidewalks be provided instead of ramps.	☐	☐	☐
.2 The maximum slope in a sloping sidewalk must be 1:20 with a minimum width of 1500 mm (5 ft 0 in).	☐	☐	☐
.3 If grassed/landscaped/paved areas of a minimum 1500 mm (5ft 0 in) wide are provided at the same grade on both sides of the sloping sidewalk, then curbs or railings are not required. Where a grade variance is unavoidable, then handrails must be provided.	☐	☐	☐
.4 The surface material must have a firm, non slip finish.	☐	☐	☐
.5 The minimum illumination level on Sloping Sidewalks should be 100 lux (10 fc).	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY		C	NC	NA
6	**Exterior Steps**			
.1	Any landings situated on exterior stairs should be a minimum of 1200 mm (4 ft 0 in) deep by the width of the stair.	☐	☐	☐
.2	A textured surface at the top and bottom landings of stairs should be provided as a tactile warning of an approaching change in level.	☐	☐	☐
.3	Exit doors that open onto exterior stair landings should be avoided wherever they could present a hazard to visually impaired people. If such doors are necessary, the landing should be a minimum of 1500 mm (5 ft 0 in) deep and should have a minimum illumination level of 100 lux (10 fc) measured at grade level.	☐	☐	☐
.4	Stair treads should be of a non slip material.	☐	☐	☐
7	**Building Entrance**			
.1	Ideally, the main entrance to the building should be the accessible entrance. If this is not possible, proper signage shall be provided to indicate the location of the accessible entrance. At least one entrance to the building shall be an accessible entrance.	☐	☐	☐
.2	The accessible barrier-free entrance should be reached by and connected to accessible routes.	☐	☐	☐
.3	The accessible barrier-free entrance shall display the International Symbol for Accessibility in a way that will be visible to users when approaching the entrance.	☐	☐	☐
.4	Ideally, exterior signs indicating the building name and address should have lettering in a material that is tactile and in a size that is legible by the visually impaired.	☐	☐	☐
.5	Where possible, exterior signs should be positioned on the door latch side. Where this is not possible, the sign should be located within the landscaped area leading to the main entrance.	☐	☐	☐
.6	Ideally, the wheelchair users' entrance should be protected from rain and snow. A canopy or other covering at least 915 mm (3 ft 0 in) wide with headroom clearance of at least 2280 mm (7 ft 6 in) across the entire width should be provided.	☐	☐	☐
.7	The main accessible entrance shall be equipped with an automatic door opener that has the capability of being switched to 'On' or 'Off' positions. The interior control panel must also display a signal that indicates whether the door operator is activated or deactivated.	☐	☐	☐
.8	Inside the main accessible entrance there should be sufficient space for at least two persons in wheelchairs. This space should have a clear view of the entrance and pick-up or drop off area for public and private vehicles.	☐	☐	☐
.9	In public buildings, the main entrance should, if possible, be equipped with an accessible public telephone to give people with disabilities the possibility of calling for a taxi or ride.	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY	C	NC	NA
.10 Entrances should not be placed close to or along to hazardous areas such as kitchens, mechanical or janitorial rooms, trash storage rooms, etc.	☐	☐	☐
.11 Lighting levels at accessible entrances should be 100 lux (10 fc). Lighting fixtures should be mounted on the sides of the steps or ramp and should provide an even distribution of light to avoid casting of shadows.	☐	☐	☐
.12 Lighting levels of 200 lux (20 fc) should be provided in vestibules and light fixture(s) should be mounted for an even distribution of light to avoid shadows.	☐	☐	☐
8 Exterior Doors			
.1 The main entrance should be the accessible barrier-free entrance. The main accessible door should be power operated and have a minimum opening time of 3 seconds.	☐	☐	☐
.2 When the main entrance door is a single door, it must be 915 mm (3 ft 0 in) wide. When the main door consists of two panels, each panel must also be 915 mm (3 ft 0 in) wide and a centre mullion should be avoided.	☐	☐	☐
.3 In the case where the front entrance consists of multiple doors, the doors farthest to the right (when approaching the building) should be the accessible entrance.	☐	☐	☐
.4 In the case where the main entrance is a non accessible revolving door, an adjacent (to the right) accessible swing door should be provided.	☐	☐	☐
.5 The main accessible barrier-free doorway should be recessed so that when the door is in an open position, it does not open into the line of cross traffic. When it is not possible to have a recessed accessible entranceway, a guardrail must be provided at the sides.	☐	☐	☐
.6 The push button for power operated doors should be located opposite to the swing of the door and at 850 to 915 mm (2 ft 10 in to 3 ft 0 in) above the finished floor.	☐	☐	☐
.7 Where a vestibule is incorporated in a front entrance, the inner set of doors should be power operated with a separate control device.	☐	☐	☐
.8 Where possible, the vestibule of an accessible main entrance should be at least 2100 mm (7 ft 0 in) long, measured from the exterior to the inner doors, and have sufficient space beyond the inner doors for wheelchair manoeuvrability.	☐	☐	☐
.9 A proximity type sensor system is preferred for power operated doors.	☐	☐	☐
.10 The mechanism for door operator(s) must have the capability of being switched to 'on' or 'off' positions. More importantly, there must be a signal in the control panel that indicates whether a door operator is activated or deactivated.	☐	☐	☐
.11 Door(s) should be glazed for maximum visibility to allow people to see into the building entrance. The minimum amount of glazing shall be defined by Ontario Building Code.	☐	☐	☐
.12 The glazing on doors should be readily identifiable. Decals or other materials should be placed on the glass surface.	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY	C	NC	NA
.13 Kick plates should be provided on doors and are to be from 250 mm (10 in) to a maximum 460 mm (18 in) in height.	☐	☐	☐
.14 Thresholds should be a maximum of 10 mm (3/8 in) high with sloped edges. The preferred height is 6 mm (1/4 in).	☐	☐	☐

2.B. BARRIER FREE ACCESSIBILITY – INTERIORS

9 Interior Corridors/Pathways

.1	The interior corridor system must be accessible. The interior corridor system shall branch out from the main accessible entrance and connect with all parts of a building.	☐	☐	☐
.2	The interior corridor pathway should be arranged in a consistent, logical, pattern that is easy to follow. Directional signage should be provided along corridors to aid with orientation.	☐	☐	☐
.3	Ideally, objects should not protrude into corridors. If an architectural element protrudes into the corridor, it should be limited to 100 mm (4 in). Elements such as fire hose cabinets, drinking fountains, etc., should be recessed. If this is not possible, the protruding elements should be detectable with a cane at floor level.	☐	☐	☐
.4	The corridor floor should be of non-slip material.	☐	☐	☐
.5	Where possible, corridors should be at least 1500 mm (5 ft 0 in) wide.	☐	☐	☐
.6	When choosing surfaces colours , the needs of people with vision impairment should be taken into account.	☐	☐	☐
.7	Lighting levels in corridors should be a minimum of 100 lux (10 fc).	☐	☐	☐

10 Interior Stairs

.1	Interior stairs should be located along the main pedestrian route.	☐	☐	☐
.2	Open risers should be avoided. Patterns on stair treads should be kept simple.	☐	☐	☐
.3	All stairs should have a colour contrasting, tactile warning strip at the top and bottom of the stair run. This can be accomplished by using a different texture finish/colour toe from the floor leading to the staircase.	☐	☐	☐
.4	Stair treads should be of a non-slip material.	☐	☐	☐
.5	Lighting levels in staircases should be a minimum of 100 lux (10 fc).	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY	C	NC	NA

11 Elevators

.1 General

.1	To facilitate accessibility between floors, elevators should be provided. Platform (handicapped) lifts should only be used where an elevator cannot be installed.	☐	☐	☐
.2	Elevators should be designed to facilitate wheelchairs or scooters.	☐	☐	☐
.3	Elevators and platform lifts must comply with CAN.CSA/B44-M97, "Safety Code for Elevators, including Appendix E, Elevator Requirements for Persons with Physical Disabilities. Freight Platform Lifts cannot be used to carry passengers.	☐	☐	☐
.4	Passenger elevating devices must comply with CAN.CSA/B355-M, "Elevating Devices for the Handicapped".	☐	☐	☐

.2 Elevator Lobby

.1	The main floor elevator lobby should be directly accessible from the main entrance of the building. On upper floors, the elevator lobby should be directly accessible from the main circulation route.	☐	☐	☐
.2	The elevator lobby should be large enough to accommodate several wheelchairs.	☐	☐	☐
.3	The design and placement of signage, call buttons, auditory cues and other wayfinding elements within the lobby should follow a similar pattern throughout the rest of the building/space.	☐	☐	☐

.3 Elevator Lobby Call Buttons

.1	In lobbies with only one elevator, the call button panel should be placed to the right of the elevator door. In lobbies with two or more elevators, the call button panel should be located between the elevators to provide ample access by all users. The centre of the call button panel should be positioned 1070 mm(3 ft 6 in) from the finished floor of the elevator lobby.	☐	☐	☐
.2	Lobby elevator call buttons should be located between 1045 to 1094 mm (3 ft. 5 in to 3 ft 7 in) above the floor and should be similar to Dupar US91 Series.	☐	☐	☐
.3	Elevator panels operated with a key by building personnel should be located separately from public call buttons so as not to confuse passengers with visual impairments.	☐	☐	☐
.4	Call button panels should have visual/tactile symbols on them indicating up and down directions.	☐	☐	☐
.5	Numerals, characters and other symbols should be on a colour/brightness contrasted background. This information should also be in Braille.	☐	☐	☐

.4 Elevator Lobby Floor-Position Indicators

.1	Digital floor position indicators should be installed above the entrance doorframe in the main lobby and preferably in all elevator lobbies throughout the building. This indicator should have an audible cue to indicate the arrival of the elevator cab and the audible cue should indicate in which direction the	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY	C	NC	NA
elevator is going – up or down.			
.5 Elevator Cab Size			
.1 Where possible, the minimum clear space inside the elevator cab, excluding return panels, should be approximately 2130 mm wide x 1650 mm deep (7 ft 0 in x 5 ft 6 in)	☐	☐	☐
.6 Elevator Doors			
.1 The minimum clear width of the elevator doorway when fully open should be 1065 mm (3 ft 6 in). The door should be located on the side with narrower wall dimension.	☐	☐	☐
.2 Elevators should be designed so that doors remain open at least four seconds when summoned. If the elevator is going to a floor because someone inside the elevator has pushed the floor button, the doors should stay open at least three seconds. Only the use of the "Close Door" button should reduce the time that the doors remain open.	☐	☐	☐
.3 The automatic sliding doors of the elevator cab shall have an electronic detector covering the height of the door that will stop and fully reopen the elevator cab and adjacent hoistway doors if the door is obstructed while closing.	☐	☐	☐
.4 The elevator door jambs on both sides of the elevator doorway should have signs indicating the floor number, with the centre of the sign at 1525 mm (5 ft 0 in) in height from the floor. We recommend tactile signage that is colour/brightness contrasted to the background and with numerals at least 50 mm (2 in) tall, raised at least 1 millimetre from the surface. Grade one Braille should be located below the tactile characters.	☐	☐	☐
.7 Elevator Control Panel			
.1 The control panel inside the elevator cab should be located to the right of the elevator doors when facing the doors from the inside of the elevator.	☐	☐	☐
.2 The floor call buttons, door operating buttons, and emergency buttons shall be located in the control panel.	☐	☐	☐
.3 Cab call buttons shall be similar to Dupar US91 Series.	☐	☐	☐
.4 Numerals, characters and other symbols should be on a colour/brightness contrasted background. This information should also be in Braille.	☐	☐	☐
.8 Elevator Cab Floor-Position Indicator			
.1 Floors should be identified both visually and audibly.	☐	☐	☐
.2 The panel should be positioned so that the centre is no more than 1830 mm (6 ft. 1 in) from the finished floor.	☐	☐	☐
.3 A tone should be emitted upon arrival at each floor – a minimum of 20 decibels, with a maximum frequency of 1500 hertz. A pre-recorded voice announcing the floor number is preferred.	☐	☐	☐
.9 Elevator Handrails			
.1 Handrails should be provided inside the elevator cab.	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY	C	NC	NA

.10 Elevator Voice Communication

.1	A hands-free telephone with reprogrammable auto dialler should be installed inside the elevator cab. The auto dialler shall be suitable for ten digit dialling and connected to University of Toronto Police Services. Incoming calls shall not require in-car activation of unit in order to initiate communication.	☐	☐	☐
.2	A mechanically activated push button to activate the telephone must be provided. The push button shall be distinct from cab-operating and floor call buttons and shall be identified with engraved signage reading "Press for Assistance" or similar message.	☐	☐	☐
.3	The telephone unit shall be contained within the cab operating panel. Speaker grille, microphone and push button cutouts shall be made in the cab-operating panel. A separate faceplate for the telephone unit is not permitted. The telephone shall be located at the bottom of the panel.	☐	☐	☐

.11 Elevator Lighting

.1	The lighting level inside the elevator cab should be approximately 100 lux (10 fc).	☐	☐	☐

.12 Elevator Interior Finishes

.1	The elevator interior should be finished with non-glare materials.	☐	☐	☐
.2	The elevator floor should have a firm and slip-resistant surface for easy movement of wheelchairs.	☐	☐	☐

12 Fire Exits

.1	Fire extinguishers should be mounted not higher than 1200 mm (4 ft 0 in) from the floor to allow people in wheelchair access.	☐	☐	☐
.2	Corridors, staircases and elevator lobbies should be equipped with an emergency lighting system that provides a lighting level between 10 to 30 lux (1 to 3 fc).	☐	☐	☐

2.C. BARRIER FREE ACCESSIBILITY – FACILITIES

13 Lobbies ☐ ☐ ☐

.1	The main lobby in a building should be of sufficient size to allow for at least several people in wheelchairs.	☐	☐	☐
.2	Where a waiting area is provided, it should be located adjacent to the main lobby and along the main path of travel. Allow for several wheelchair patrons.	☐	☐	☐
.3	As lobbies are usually located near a building entrance, there should be a gentle change in lighting level from the natural light outside to the artificial lighting of the lobby.	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY		C	NC	NA
.4	If a reception desk or counter is provided in a lobby area, the desk or counter should have a barrier free section with a continuous countertop measuring between 810 to 860 mm (2 ft 8 in to 2 ft 9 in) in height for full access by persons in wheelchairs.	☐	☐	☐
.5	The knee space under the desk or counter should be accessible.	☐	☐	☐
.6	If possible, a public telephone equipped with a telecommunication device for the deaf (TTY) should be provided near the reception counter.	☐	☐	☐
.7	If an intercom is provided, the speaker should not be higher than 1100 mm (3 ft 6 in) above the floor.	☐	☐	☐
14	**Auditoria/Classrooms/Seminar Rooms**			
.1	Doors opening into classrooms, auditoria and seminar rooms must be 915 mm (3ft 0 in).	☐	☐	☐
.2	Large classrooms with a capacity of over 60 people should have at least one entrance door provided with an automatic door opener.	☐	☐	☐
.3	Aisles in the classroom should allow sufficient passage for people in wheelchairs.	☐	☐	☐
.4	At least 3% of the seating space in any classroom/Auditoria/Seminar Room should be accessible and reserved for persons in wheelchairs. These spaces should be close to a door.	☐	☐	☐
.5	The minimum size of a wheelchair seating space should be at least 915 mm (3 ft 0 in) wide by 1525 mm (5 ft 0 in) deep.	☐	☐	☐
.6	If the classroom includes a podium, the podium should be accessible.	☐	☐	☐
.7	Coat hooks for wheelchair users should be provided at 1070 mm (3 ft 6 in) above the floor.	☐	☐	☐
.8	Electrical outlets and computer drops for the wheelchair seating spaces should be provided within easy reach from a seated position.	☐	☐	☐
.9	Lighting levels in classrooms should be a minimum of 500 lux (50 f) and 750 lux (75 fc) at the podium.	☐	☐	☐
15	**Libraries**			
.1	All doors into the library shall have a clear opening of at least 915 mm (3 ft 0 in). The main entrance doors to the library shall be equipped with an automatic opening device.	☐	☐	☐
.2	Tables, study carrels and stacks should be arranged to allow for accessibility and manoeuvrability of wheelchairs.	☐	☐	☐
.3	At least 3% of the fixed carrels and tables should be accessible.	☐	☐	☐
.4	Library stacks should not be dead-ended.	☐	☐	☐
.5	In new facilities, a clear width of 1070 mm (3 ft 6 in) between stacks should be provided.	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY	C	NC	NA
.6 A storage area for book carts should be provided so that they do not obstruct the path of travel when not in use.	☐	☐	☐
7. Where appropriate, a queuing path in a different surface material and texture that is in a contrasting colour from the surrounding area should be created to facilitate visually impaired library patrons.	☐	☐	☐
.8 Libraries with turnstiles or checkout counters shall have at least one gate wide enough to allow free passage of wheelchairs/scooters.	☐	☐	☐
.9 The lighting level in libraries shall be a minimum of 300 lux (30 fc).	☐	☐	☐
16 Dining Halls/Cafeterias			
.1 Cafeterias shall be designed to accommodate people in wheelchairs.	☐	☐	☐
.2 Tables and chairs should be arranged to allow for accessibility and manoeuvrability of wheelchairs	☐	☐	☐
.3 The principle path of travel shall be clear of obstacles such as waste receptacles, stands, signs etc.	☐	☐	☐
.4 The minimum clear width of a food service line should be at least 915 mm (3 ft 0 in) wide, however 1100 mm (3 ft. 6 in) would be preferred.	☐	☐	☐
.5 The counter height of the service line should range between 810 to 860 mm (2 ft 8 in to 2 ft 10 in)	☐	☐	☐
.6 Self-serve shelves, cutlery stands, etc. should be visible and easily reached by wheelchair users and have a maximum height of 1070 mm (3 ft 6 in).	☐	☐	☐
.7 Tray slides should be continuous and not more than 865 mm (2 ft 10 in) high.	☐	☐	☐
.8 The operating mechanisms on vending machines should be located at a height between 400 to 1070 mm (1 ft 3 in to 3 ft 6 in). The controls should be illuminated as well as colour contrasted.	☐	☐	☐
.9 A clear area in front of counters and vending machines should be provided to accommodate for wheelchair manoeuvring.	☐	☐	☐
.10 Lighting in cafeterias should be evenly distributed to prevent dark areas.	☐	☐	☐
.11 Lighting levels in cafeterias and dining halls shall be a minimum of 100 lux (10 fc) in the dining area, 300 lux (30 fc) at the cashier's area, 500 lux (50 fc) at the food display area, and 750 lux (75 fc) in the kitchen/food preparation area.	☐	☐	☐
17 Washrooms			
.1 General			
.1 Accessible Men's and Women's washrooms must be located on the same level as the accessible entrance.	☐	☐	☐
.2 Accessible washrooms should be identified with the international symbol of accessibility.	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY	C	NC	NA
.3 Accessible washrooms may be either for single occupant, unisex use or part of a multi-occupant facility for men or women.	☐	☐	☐
.4 Doors to the main entrance of public washrooms must be 915 mm (3 ft 0 in) wide and be equipped with an automatic door opener.	☐	☐	☐
.5 Lighting levels should be a minimum of 200 lux (20 fc).	☐	☐	☐
.2 Multi – Occupant Washrooms			
.1 Vestibules should be avoided in multi-occupant public washrooms. However, privacy walls must be provided so that it is impossible to see inside the washroom.	☐	☐	☐
.2 Where possible / space permitting, it is preferable that the entrance to public washrooms is not through a doorway but rather be configured in such a way as to provide complete privacy by way of angled or curved walls..	☐	☐	☐
.3 Accessible toilet stalls, washbasins, mirrors and accessories must be provided and installed according to Ontario Building Code.	☐	☐	☐
.4 Door pulls on toilet stalls should be a vertical D type and be at least 140 mm (5 ½ in) long.	☐	☐	☐
.5 Locking devices on toilet stall doors should be easily operable with one hand.	☐	☐	☐
.3 Single Occupant Unisex Washrooms			
.1 The single occupant, unisex washroom must have an accessible toilet, washbasin and accessories provided and installed according to Ontario Building Code.	☐	☐	☐
.2 A clear turning area of 1500 mm (5 ft 0 in) diameter must be provided in single occupant washrooms but an area of 1800 mm (6 ft 0 in) diameter for motorized scooters is preferred.	☐	☐	☐
.3 The entrance doorway should be located so as to allow for maximum visual privacy in the washroom interior.	☐	☐	☐
.4 An emergency call strip must be provided around the perimeter of the room on walls free of washroom fixtures, at 300 mm (12 in) above the finished floor. This call strip, when activated, will announce an "Assistance Required" sign located outside the washroom and will activate a sound signal in a suitable location .	☐	☐	☐
.4 Washrooms Accessories			
.1 Toilets			
.1 Toilets should be supplied and installed according to Ontario Building Code.	☐	☐	☐
.2 Flush controls should be located on the transfer side of the toilet and may be either electronically or automatically controlled. The preferred choice is the electronic type. The mounting height should be 1070 mm (3 ft 6 in) above the finished floor.	☐	☐	☐
.2 Urinals			
.1 One urinal shall be equipped with grab bars. Grab bars shall be provided	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY		C	NC	NA
	and installed according to Ontario Building Code.			
.4	**Washbasins and Lavatories**			
.1	Washbasins shall be provided and installed according to Ontario Building Code.	☐	☐	☐
.2	A continuous vanity in a contrasting colour to walls is preferred.	☐	☐	☐
.3	A clear floor space of 760 mm wide by 1200 mm deep (2 ft 6 in by 4 ft) should be provided in front of the vanity with the accessible basin.			
.5	**Mirrors**			
.1	Mirrors should be installed as defined by the Ontario Building Code.	☐	☐	☐
.2	Ideally, a full- length mirror should be provided and mounted on a blank wall.	☐	☐	☐
.6	**Coat Hooks**			
.1	Coat hooks should be provided at a maximum of 1200 mm (4 ft 0 in) above the finished floor and should not project more than 40 mm (1 ½ in) from the wall.	☐	☐	☐
.7	**Hand Dryers**			
.1	Automatic hand dryers should be provided and installed according to Ontario Building Code.	☐	☐	☐
.8	**Toilet Paper Dispensers**			
.1	The toilet paper dispenser should be located within easy reach.	☐	☐	☐
.2	The preferred type of toilet paper dispenser is a jumbo roll by Bobrick (Model 817545), Watrous, Bradley, or pre-approved equal.	☐	☐	☐
.9	**Towel Dispensers and Disposal**			
.1	The towel dispenser shall be mounted at a height to be within easy reach for a person in a wheelchair	☐	☐	☐
.2	The preferred types are towel dispenser by Bradley (Model 2277), Watrous, Bobrick, Twin Cee, or pre-approved equal.	☐	☐	☐
.10	**Sanitary Napkin Disposal**			
.1	A sanitary napkin disposal unit shall be provided in each unisex single occupant washroom and in each woman's washroom.	☐	☐	☐
.2	The napkin disposal unit shall be mounted at a height to be within easy reach for a person in a wheelchair.	☐	☐	☐
.3	The preferred disposal units are Bradley (Model 4722-15), Bobrick, Twin Cee, Watrous or approved equal.	☐	☐	☐
.11	**Soap Dispensers**			
.1	Soap dispensers shall be provided and installed according to Ontario Building Code.	☐	☐	☐
.2	The preferred soap dispenser units are Bradley (Model 6542-15), Bobrick, Twin Cee, Watrous or approved equal.	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY		C	NC	NA
18	**Lighting**			
.1	The switches for lighting must be controlled. Switches should be key switches or must be located in a secure area with controlled access (i.e. caretaking room) to avoid lights being turned off when washrooms are occupied. Sensors are not to be used.	☐	☐	☐
.2	Lighting should be evenly distributed, in particular where there are mirrors, to avoid glare.	☐	☐	☐
19	**Residence Suites**			
.1	Every residence shall have a certain number of suites and facilities (to be determined by the University) specifically dedicated as accessible.	☐	☐	☐
.2	The main entrance door to the residence building must be accessible and be equipped with an automatic door opener that has the capability of being switched to 'On' or 'Off' positions. The interior control panel must also display a signal that indicates whether the door operator is activated or deactivated.	☐	☐	☐
.3	The path of travel from the front door to the accessible suite(s) shall be an accessible route.	☐	☐	☐
.4	The entrance door to the accessible suite shall have a door 915 mm (3 ft 0 in) wide. This door should have a lever type handle and come equipped with an automatic door opener.	☐	☐	☐
.5	A clear turning radius of 1500 mm (5 ft) diameter for wheelchair manoeuvring shall be provided within the accessible suite entrance, but a radius of 1800 mm (6.0 ft) to accommodate motorized scooters is preferred.	☐	☐	☐
6.	Closets should have a clear floor space of at least 915 x 1500 mm (2 ft 6 in x 5 ft 0 in) in front of the closet door. Closet rods should be a maximum of 1200 mm (4 ft 0 in) above the floor level.	☐	☐	☐
.7	Kitchen counters should be at a height that allows a person in a wheelchair to work comfortably. Electrical outlets should be located at the front of the counter.	☐	☐	☐
.8	Light switches and other controls should be located according to Ontario Building Code.	☐	☐	☐
.9	The washroom door in the accessible suite shall have a clear opening of 810 mm (2 ft 8 in), swing outwards and have a lever type handle. A clear turning radius of 1500 mm (5 ft 0 in) for wheelchair manoeuvring shall be provided within the washroom, but a radius of 1800 mm (6 ft) for motorized scooters would be preferred.	☐	☐	☐
.10	A clear area of at least 810 mm (2 ft 8 in) wide should be provided in front of the bathtub.	☐	☐	☐
.11	Bathtub grab bars must be provided and installed according to Ontario Building Code or as required by the occupant. In order to accommodate future custom requirements, washroom walls must be fully reinforced to sustain	☐	☐	☐

C= Complies NC= Does not comply NA= Not applicable

2. BARRIER FREE ACCESSIBILITY	C	NC	NA
rearrangement of grab bars.			
.12 If an accessible bathtub is not provided, an accessible shower can be substituted. The two types of accessible shower stalls are: roll-in showers or showers with a seat. Roll in showers should measure at least 1500 x 915 mm (5 x 3 ft), and the shower with a seat at least 1270 x 1270 mm (3 ft 6 in x 3 ft 6 in).	☐	☐	☐
.13 A minimum clear floor space should be provided in front of the shower entrance. The area should measure 915 x 1200 mm (3 ft 0 in x 4 ft 0 in) with the 1200 mm (4 ft 0 in) dimension parallel to the shower entrance.	☐	☐	☐
.14 Curbs for roll-in showers should be 13 mm (1/2 in) high, and rolled.	☐	☐	☐
.15 Grab bars for roll-in showers should be L shaped and at least 610 x 915 mm (2 ft 0 in x 3 ft 0 in) with the 915 mm arm set horizontally between a height of 700 to 800 mm (2 ft 4 in to 2 ft 8 in), or as required by the occupant.	☐	☐	☐
.16 Shower controls for roll-in shower stalls should be mounted on the long wall above the grab bar not more than 1200 mm (4 ft 0 in) from the floor.	☐	☐	☐
.17 The showers with seat should have the seat on the wall opposite the controls. The seat should measure 460 mm (18 in) in width and extend the full length of the stall, with its top at a height of 430 to 480 mm (1 ft 5 in to 1 ft 7 in) from the floor.	☐	☐	☐
.18 Showers with a seat should have a grab bar at least 760 mm (2ft 6 in) long installed horizontally on the back wall between 700–800 mm (2 ft 4 in–2 ft 8 in) in height from the floor. Another grab bar at least 760 mm (2 ft 6 in) long should be installed vertically at 80–120 mm (3 in–4 in) from the front edge starting between 700–800 mm (2 ft 4 in–2 ft 8 in) from the floor, or as required by the occupant.	☐	☐	☐
.19 Curbs in shower stalls with seat should be no higher than 100 mm (4 in).	☐	☐	☐
.20 The temperature of water supplied to the shower should be controlled by a pressure-equalizing or thermostatically-activated valve.	☐	☐	☐
.21 A hand-held shower should be provided with a hose not less than 1500 mm (5 ft 0 in) long and the capability to remain in a fixed position.	☐	☐	☐
.22 Shower floors shall be slip resistant.	☐	☐	☐
.23 In washrooms with a shower, two drains, one inside and one outside of the shower enclosure, must be provided. .	☐	☐	☐

2.D. BARRIER FREE ACCESSIBILITY – SIGNAGE

20 Signage/Wayfinding System			
.1 Accessibility signs/directories should be located in areas such as main entrances, elevator lobbies and doors, where maximum visibility is assured. They should be placed in prominent, well lit locations free from obstructions	☐	☐	☐

2. BARRIER FREE ACCESSIBILITY		C	NC	NA
	such as plants, other signage, etc.			
.2	Accessibility signs/directories should be placed at a level that can be comfortably seen by persons in wheelchairs or scooters.	☐	☐	☐
.3	Signs should have large, bold characters (preferably white on a dark blue background) and have a glare-free finish.	☐	☐	☐
.4	Raised characters should be at least 0.75 mm.	☐	☐	☐
.5	Interactive information systems should be mounted at an accessible height.	☐	☐	☐

END OF BARRIER FREE ACCESSIBILITY SECTION

C= Complies NC= Does not comply NA= Not applicable