



FOR RECOMMENDATION

PUBLIC

OPEN SESSION

TO: University Affairs Board

SPONSOR: Professor Scott Mabury, Vice President, Operations and Real Estate Partnerships

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DATE: September 19, 2019 for September 26, 2019

AGENDA ITEM: 5

ITEM IDENTIFICATION:

Capital Project: *Report of the Project Planning Committee for the Spadina Sussex Residence*

JURISDICTIONAL INFORMATION:

Pursuant to section 5.7 of the Terms of Reference of the University Affairs Board, "...the Board considers capital projects on the St. George campus within its areas of responsibility, advises Governing Council on their implications, and concurs with the recommendations for approval of the Academic Board."

Under the *Policy on Capital Planning and Capital Projects*, "...proposals for capital projects exceeding \$20 million must be considered by the appropriate Boards and Committees of Governing Council on the joint recommendation of the Vice-President and Provost and the Vice-President, University Operations. Normally, they will require approval of the Governing Council. Execution of such projects is approved by the Business Board. [...] If the project will require financing as part of the funding, the project proposal must be considered by the Business Board."

GOVERNANCE PATH:

A. Project Planning Report: Site and Space Plan

1. Planning and Budget [for recommendation] (September 17, 2019)
2. **University Affairs Board [for concurrence with the prospective recommendation of the Academic Board] (September 26, 2019)**
3. Academic Board [for recommendation] (October 3 2019)
4. Business Board [for approval, for financing] (October 7, 2019)
5. Executive Committee [for endorsement and forwarding] (October 15, 2019)
6. Governing Council [for approval] (October 24, 2019)

B. Execution of the Project:

- 1. Business Board [for approval] (October 7, 2019)

PREVIOUS ACTION TAKEN:

On November 24, 2014, the CaPS Executive Committee approved a project brief proposing a Project Planning Committee be struck to proceed with the development of a student residence at the corner of Spadina and Sussex Avenues. Funding was requested to proceed with hiring a design consultant to expedite schematic design proposals and the supporting documents required to submit a re-zoning application. At this time, the Committee approved funds for consultant and approvals fees.

On June 16, 2015, Business Board gave authority to Scott Mabury, Vice-President University Operations to negotiate and execute the *Letter of Intent – Proposed Development of the Spadina and Sussex Mixed Use Student Residence Project*, between the University of Toronto and the Daniels Corporation, dated June 2016.

On November 25, 2016, the CaPS Executive Committee approved an increase in consulting fees in order to continue the project through June 2017. Fees included design development, construction documents and development approvals.

On April 22, 2019, the CaPS Executive Committee approved an additional increase in consultant and approval fees.

HIGHLIGHTS:

The University has been working closely with the Daniels Corporation and the consultant team for the past six years. Extensive consultation has taken place with project stakeholders, including adjacent neighbourhood associations.

In July 2016, a rezoning application was submitted to the city for a 23-storey, 77m high, mixed-use residence building that would include 528 student beds, office floors, ground floor retail space, food service and 10 townhouse units at the rear of the site.

In March 2017, City Council passed a motion to designate 698 Spadina under the Ontario Heritage Act, on the basis of a recommendation and report from Heritage Preservation Services. After discussions with the City, the project was appealed to Ontario Municipal Board in May of 2017. The University entered into mediation with the City and other parties in February 2018. A resolution was reached in May 2018 that established a tower height of 75.05m, removal of the office floors, and a total bed count of 511. The City passed the zoning amendment bylaw in July of 2018. The project requires Site Plan Approval, for which an application was made on December 19, 2018.

Secondary Effects

There are six residential rental units at 698 & 700 Spadina Avenue. Rental replacement and a relocation agreement was part of the OMB settlement with the City. Four tenants of 698 & 700 Spadina are currently on waiting lists for University-owned housing in the Huron Sussex neighbourhood, for any vacant units owned by Daniels. In addition, a real estate broker has been engaged to support the tenants in finding other rental accommodation during the period of construction.

Demolition of 698 & 700 Spadina Avenue will be required to commence construction, In addition, demolition of the former post office will result in the loss of its parking spaces, club space for a University student group as well as administrative swing space.

Schedule

The proposed schedule for the project is as follows:

- | | |
|---|---------------|
| • Expected Site Plan Approval | February 2020 |
| • Earliest Tender | February 2020 |
| • Earliest Demolition& Façade Retention | May 2020 |
| • Earliest Construction | August 2020 |
| • Earliest Completion | April 2022 |

FINANCIAL AND PLANNING IMPLICATIONS:

Discussion of overall costs and sources of funds can be found in the *in camera* document for this project.

RECOMMENDATIONS:

Be It Resolved

THAT the University Affairs Board concur with the prospective recommendation of the Academic Board

THAT the *Project Planning Committee Report for the Spadina Sussex Residence*, dated August 30, 2019, be approved in principle; and,

THAT the project totaling 19,328 gross square metres (gsm), be approved in principle, to be funded by University Provostial Funds, Daniels Corporation, and financing.

DOCUMENTATION PROVIDED:

- *Report of the Project Planning Committee for the Spadina Sussex Residence*, dated August 30, 2019.

Report of the Project Planning Committee for
Spadina Sussex Residence

August 30, 2019

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I. Executive Summary

There is a significant demand for all types of on-campus housing at the University of Toronto, with an estimated 2,300 new residence beds needed by 2020. The bulk of this demand is from undergraduate students and demand is increasing, partially due to the rise in enrolment of out-of-province and international students that require housing. The Sussex-Spadina Student Residence will help meet this demand, as a 23-storey building that includes a 511-bed residence housing a mixture of undergraduate students as well as a dining hall, amenity space, and retail at grade. In addition, stacked townhouses to the west of the student residence will accommodate faculty. For a prescribed period of time, the townhouses will serve rental replacement units; this requirement is part of the City's rental replacement program in regards to the demolition of 698-700 Spadina Ave.

The site for the project is at the corner of Sussex and Spadina Avenues just north of Sussex Avenue, between Spadina Avenue and Sussex Mews. The site includes 54 Sussex Avenue and 698-706 Spadina Avenue, is divided by a laneway owned by the City, and lies adjacent to the university-owned Robert Street Playing Field. The site is bordered by Harbord Village to its west and north, and the University of Toronto east of Spadina Avenue.

The Daniels Corporation has been engaged as development manager of the University to build the student residence. The University and Daniels commenced schematic architectural design work of the project in order to initiate discussions with the City and community neighbourhood, on issues including the mix of use program elements, the types of student housing, opportunities for shared use with the community, height, setbacks and density - each of which have influenced iterations of the design. The civic engagement process with the neighborhood community and the City has been long in duration, commencing in November 2013.

On November 24, 2014, the Executive Committee of the Capital Projects and Space Allocation Committee approved the expenditure of consultant fees to engage the firm of Diamond Schmitt Architects in order to commence planning and design and submit a rezoning application to the City.

In July 2016, a rezoning application was submitted to the City for a 23-storey, 77m high, student residence building that would include 549 beds, office floors, ground floor retail space, food service and 10 townhouse units at the rear of the site. In March 2017, City Council passed a motion to designate 698 Spadina under the Ontario Heritage Act, on the basis of a recommendation and report from Heritage Preservation Services. After discussions with the City, the project was appealed to Ontario Municipal Board in May of 2017. The University entered into mediation with the City and other parties in February 2018. A resolution was reached in May 2018 that established a tower height of 75.05m, removal of the office floors, and a total bed count of 511. The City passed the zoning amendment bylaw in July of 2018. The project is currently under Site Plan review, for which an application was made on December 19, 2018.

II. Project Background

a) University of Toronto Project Planning Committee Membership

Anne Macdonald, Assistant Vice-President, Ancillary Services
Christine Burke, Director, Campus and Facilities Planning
Lisa Neidrauer, Senior Planner, Campus and Facilities Planning
Ron Saporta, Chief Operations Officer, Facilities and Services
David Kim, Dean of Residence, Chestnut Residence
Jaco Lokker, Director, Food Services
Kevin Dancy, Dean of Residence, Graduate House
Brian Cunha, Assistant to the Dean, Residence Life & Communication, Graduate House
Gloria Cuneo, Director, Faculty, Residential & Student Family Housing
Liza Nassim, Dean of Students, Woodsworth College
*Margaret Alicia Hutton, Graduate Student Representative
Gloria Poon, Undergraduate Student Representative
Michael Cicerani, Senior Project Manager, Capital Projects
*Replacement member, 2019

b) Terms of Reference

The Project Planning Committee is expected to:

1. Make recommendations about the type and form of accommodation the proposed Sussex-Spadina residence should take as well as optimizing the number of student places in the facility.
2. Develop a detailed Space Program for the proposed residence, and identify how it is related to student enrolment and projected housing demand.
3. Identify the services and amenities that will be required by the residence and identify the cost of those services and amenities.
4. Identify the amount of space available for ancillary use. Identify the costs separately for any additional services and amenities proposed beyond those typically provided within a residence structure.
5. Identify the amount of space available for retail use. Identify the costs separately for any additional services and amenities proposed beyond those typically provided within a residence structure.
6. Determine a functional layout of space required within the proposed building envelope and in response to the proposed layout designed by DSAI.
7. Provide planning recommendations with reference to campus and municipal planning issues.
8. Address additional public realm and landscape requirements for University of Toronto land adjacent to residence site.
9. Determine a total project cost (TPC) estimate for the capital project, including costs associated with secondary effects and infrastructure.
10. Identify all equipment and moveable furnishings necessary and their related costs.
11. Identify a funding plan for capital and operating costs.

c) **Background Information**

The Spadina-Sussex residence will house first year and upper year undergraduate students, in a mix of dorm rooms and apartment suites, as well as several faculty members and their families in at-grade townhomes. A global living-learning community is imagined for this residence, which will offer students opportunities for cross-cultural exchange programs, language practice, community service and exploration of international issues. A faculty-in-residence program is also planned to enhance the experience of students outside the classroom. Student support services offered in the building will include embedded UofT services, programs for Canadian students seeking experience abroad, as well as for International students learning about Canadian culture.

The project is one of two large-scale projects the University has planned to address the projected demand for residence beds on the St. George campus. Also in the early design stage on the St. George Campus is a mid-rise graduate student dormitory in the Huron Sussex neighbourhood on Harbord Street, essentially an operational extension of the existing Graduate House. A smaller initiative, a pilot laneway housing project, is underway in the Huron-Sussex neighbourhood.

The Spadina-Sussex building will have 511 beds, approximately split between a mix of 60% dorm style rooms and 40% 4-bedroom suites. Each residence floor will house a mixture of upper and lower year undergraduate students. Dorm rooms are to be private, with a semi-private washroom shared between 2 rooms. Suites would be 4 bedrooms with 2 bathrooms and full kitchen and living room. The building will have a ground level retail component which may include a café and would be open to the general public. There will also be a Food Services dining hall, open to the University community (requiring T-card access). Adjacent to the main residence building will be 10 stacked townhouse units to house faculty families.

The site for the project is on the northwest corner of Spadina Avenue and Sussex Avenue, 54 Sussex Avenue and 698-706 Spadina Avenue. The site is bordered by Harbord Village to its west and north, and the University of Toronto east of Spadina Avenue.

The University and Daniels commenced schematic design in November 2013, in order to initiate discussions with the City and the community on program elements, housing typologies, opportunities for shared use with the community, height, setbacks and density - each of which have influenced iterations of the design.

In November of 2014, the Executive Committee of the Capital Projects and Space Allocation Committee approved the expenditure of consultant fees to engage the firm of Diamond Schmitt Architects in order to commence planning and design to submit a rezoning application to the City. An increase in consultant fees was approved through CaPS Executive in November of 2016.

In July 2016, a rezoning application was submitted to the City for a 23-storey, 77m high, student residence building that would include 549 beds, office floors, ground floor retail space, food service and 10 townhouse units at the rear of the site. In March 2017, City Council passed a motion to

designate 698 Spadina under the Ontario Heritage Act, on the basis of a recommendation and report from Heritage Preservation Services. After discussions with the City, the project was appealed to Ontario Municipal Board in May of 2017. The University entered into mediation with the City and other parties in February 2018. A resolution was reached in May 2018 that established a tower height of 75.05m, removal of the commercial floors and a total bed count of 511. The City passed the zoning amendment bylaw in July of 2018. The project is currently under Site Plan review, for which an application was made on December 19, 2018.



Figure 1.2 Existing Site Aerial

d) Statement of Academic Plan

“The University’s purpose in relation to student housing is to encourage the development of high-quality communities on and off-campus that support the academic and educational aims of the University community. To this end, student housing shall be administered in a manner that promotes safe, secure and stimulating environments that are conducive to students’ academic success and personal growth, and foster a sense of community, civic responsibility, and an appreciation of the diversity of the University community.”

UofT Policy on Student Housing, Preamble, 2006

There is a significant demand for all types of student housing, on all three campuses. The most recent Planning & Budget Residence Demand Projection Update (2014) estimated that 2,300 new residence beds are needed by 2020 to serve the St. George Campus alone. The bulk of this demand is from undergraduate students, and demand is increasing due to the rise in enrolment of out-of-province and international students that require student housing. The University also has a first year guarantee program, ensuring all new full-time students who are coming directly from high school, entering their

first year of university, and who apply by a specific date, will be provided with University of Toronto student housing in residence. As a result, upper year students are often displaced from on-campus housing. As well, higher enrolment targets are increasing pressure on existing University residences. The construction of this residence will increase the number of residence beds on the St. George campus by 511 beds.

Space Requirements

Existing space:

Student Residence space currently accounts for 82,740 nasm on the St. George Campus with 5,321 spots for undergrad students and 1,157 spaces for graduate and second entry students. There are 10 existing residences on the St. George campus, with 8 of them primarily undergraduate residences with 2 residences dedicated to primarily graduate and second entry students.

There are 8 dining halls affiliated with the 10 residences; notably only 1 of these dining halls, at New College Residence near Spadina and Willcocks, is on the west campus. West campus has been identified as being underserved with respect to Food Services, especially given some of the demand for food availability in the vicinity of Robarts Library. An additional dining hall in this area of campus should alleviate some of this pressure.

There are 72 existing faculty housing units, mostly located in the Huron Sussex neighbourhood, east of Spadina, near the proposed residence site. Typical housing stock in this neighbourhood consists of large, older homes. Existing student family housing is concentrated at 30 & 35 Charles Street, near Yonge & Bloor, in 2 buildings with a total of 711 units.

Occupant profile:

Spadina Sussex Residence will serve to admit students with the first-year guarantee from all academic divisions along with an appropriate number of upper year and second entry that will help to sustain an academically diverse population. Thus, a mix of 511 undergraduate and professional students will be accommodated within this residence, with a target mix of 60-70% first year undergraduate students and 30-40% upper year, in a combination of semi-private dorm rooms and apartment style suites.

The student demographic ratio is expected to fluctuate somewhat throughout the years as needed to meet demand. Student dons, at a ratio of approximately 1 don for every 45 students, are also included in this mix of students and act in a supervisory and mentoring capacity. There will be at least one live-in Residence Life Coordinator who oversees the dons and residence programming as well as responds to behavioral issues as they arise. The building will also house ground floor retail tenants and a dining hall. The University will be seeking ancillary retail tenants whose businesses are compatible with the operation and culture of a student residence and the University learning environment, as well as those that promote and welcome students and community into the building.

Stacked townhouses to the west of the main residence building will accommodate faculty members. For a prescribed period of time, the townhouses will serve as 6 rental replacement units; this requirement is part of the City's Rental Replacement program in regards to the demolition of 698-700 Spadina Ave. The faculty members in the townhouses are to be part of a faculty-in-residence program, participating in residence programs and extra-curricular activities and acting as mentors and

role models for the students. Faculty will not replace dons or professional student staff but will work with them to connect students' social and academic lives.

Space requirements:

The Council of Ontario Universities does not provide guidance on space allocation for residence facilities, nor are residences analyzed against COU standards. The space allocation per student, and offerings within the building, are consistent with other residence facilities at University of Toronto. The planning module for this project is either two 13 nasm dormitory rooms with a shared ensuite or a 95 nasm 4-bedroom suite with 2 shared washrooms, living space, storage, and kitchen. The modules are consistent with other UofT residences; the shared ensuite module used for planning was based on Oscar Peterson Hall and the 4 bedroom suite module was based on Erindale Hall, both at UTM. Residential floors also require distributed common and study spaces, as well as appropriate distribution of dons per floor..

Space allocation for the townhouses should be efficient but generous enough that it will attract new faculty. Two and three bedroom units are in the highest demand as new faculty and student families are typically young or growing families, with 1-2 small children. The design of 2 new laneway houses in the Huron Sussex neighbourhood are being referenced as the template model, with an allocation of roughly 85 net sq m (900 sf) for a 2 bedroom unit, and up to 100 net sq m (1100 sf) for a 3 bedroom unit.

The residence will include a dining hall, at grade retail, and residence event and amenity space. The dining hall, accessible to members of the University of Toronto community, including students, faculty, and staff (anyone with a T-card) will be located on the 2nd floor, and should be highly visible and accessible from street level. The residence event space should be in close proximity to the dining hall to handle spillover as well as facilitate special events; unlike the dining hall, the event space will be accessible to the public for specific events, and it could potentially be used by the broader community. The retail component is open to the general public and is located on the ground floor, directly accessible from the street.

III. Project Description

a) Vision Statement

A number of core principles have guided and governed the design and space program of the residence. These principles include:

- Design should support the development of student communities that reflect the Residence's values of openness, respect, inclusion, involvement, and interaction;
- Design should complement and enhance the existing programs, amenities, and accommodation options provided by University of Toronto Residences;
- Design should be contextual to respond to the character of Harbord Village adjacent to the site, as well as the scale of the neighbourhood;
- Design should foster interaction between the residence and broader community while providing privacy and security for live-in residents;
- The residence should be high-quality, and committed to the principles of sustainable design;
- The residence should feature food service options which serve the needs of its student population, while simultaneously supporting the University's broader food services master plan;

- Common rooms and other shared spaces should be situated such that students can gather, interact with one another, and take vital steps towards community formation;
- Divisions between public and private space should balance the need for community development and interaction with the student population’s crucial need for quiet personal study space. Soundproofing of student rooms and acoustic containment of lounge and study spaces are necessary considerations;
- Enhanced security should be provided for the dormitory floors; appropriate access control separating public/private area, and access to common areas vs. residence floors must be maintained;
- Design should minimize, at every opportunity, operating costs and consequently, overall direct cost to student users;
- New construction should strive towards universal design, creating an inclusive community where students with disabilities have full and equal access to the building and all of its direct and associated amenities; and,
- The building and landscape should to the greatest degree possible, add neighborhood amenity, enliven the street and improve upon the public realm.

b) Space Program and Functional Plan

Space Program:

”
 The program is 12,665 nasm or 18,523 gsm for the residence component including the dining hall, and 436 gsm for ground floor retail. 1,200 sm of storage, bike parking and ancillary use (ie: repair shop, staff changerooms) is located below grade. Approximately 805 gsm of additional above grade space is allocated for the townhouse complex. The total project area as currently designed is 19,328 gsm for the entire project.

	# of rooms	# of beds	Area/Rm (NASM)	Total Area (NASM)
Residence Levels				
Dormitory Bedroom	308	308	13.25	4081
Dormitory Bedroom (accessible)	23	23	15.5	356.5
Total dorm bedrooms	331	331		4437.5
Dormitory Washroom	155		4.5	666
Dormitory Washroom (accessible)	23		7	138
Total washrooms	178			804
4 Bedroom Suite	21	84	91	1925
4 Bedroom Suite (accessible)	21	84	88	1846
Total 4 bedroom Suites	42	168		3771
Don's Suite	10	10	28	280
Don's Suite (accessible)				N
Total Don Suites	10	10		280
Common Facilities:				

Common Room with Kitchenette	11		52	572
Study Room (12-person)	10		35	350
	21			922
Residence Levels (NASM Subtotal)		511		10214.5
	# of rooms	# of beds	Area/Rm (NASM)	Total Area (NASM)
Residence Admin & Support Spaces				
Residence Life Co-ordinator Live-in Suite	1	2	67.6	67.6
Student Mail Room	1		7	7
Student Laundry	1		43	43
Student Bike Storage	1		230	230
Residence Life Offices	4		10	40
Residence Life Work Stations	1		62	62
Residence Life Storage & Photocopy				
Lobby	1		80	80
Front Desk	1		15	15
Office Meeting Space (10-person)	1		28	28
Office Kitchenette				
Storage (furniture)	1		71	71
Storage (linen & inventory)	1		35	35
Building Operations Workstations	2		8	16
Maintenance Staff Change / Locker Room				17
Maintenance Repair Room	1		65	65
Lunch Room	1		17.5	17.5
Building Storage	1		100	100
Furniture repair office	1		20	20
Residence Admin & Support Spaces (NASM Subtotal)				914.1
	# of rooms	# of beds	Area/Rm (NASM)	Total Area (NASM)
Residence General Common Spaces				
Fitness Room	1		93	93
Music Practice Room	1		57	57
Residence Council Room	1		20	20
Project / experiment room	1		40	40
Event Space with Full Kitchen	1		160	160
Large Study Room	2			273
Prayer Room	1		25	25
Ablution space	1		12.4	12.4
Smudging space	1		27	27
Residence Common Spaces (NASM Subtotal)				707.4
Dining hall				

Prep Kitchen	1			155
Storage & Coolers	1			58.6
Dish Room				
Dining Room Cash				
Seating Area				
Action Stations				402
Garbage Room	1			77
Loading Dock	1			101
Chef Office	1			19
Employee Change Room / Washroom	2			17
Dining Hall (NASM Subtotal)				829.6
Total Residence Program Area (NASM Total)				12665.6

Additional Program Elements

Residential Townhouses				
1 bedroom unit	3	varies	184	One for rental replacement
2 bedroom unit	7	varies	621	Five for rental replacement
Townhouses			805	

Retail				
Ground floor retail store	4	varies	436	
Retail			436	

Non-assignable space

Included in the building project are non-assignable elements that are not specifically described in the Space Program, but will be part of the architect's responsibility for design.

Non-assignable spaces include: corridors, stairs, mechanical stacks etc. Specific requirements include:

- Corridors, stairs, ramps, and public circulation space
- Trash chute rooms & recycle rooms, 1 per floor
- Security closet, 1 in the middle floor, stacked with the data closets to use the same floor plate opening.
- Data & communication closets: one on every other floor, possibly combined with electrical closets
- Mechanical and Electrical rooms are to be located in the basement
- Transformer room: accessible at grade by service vehicles, approximately 80 sqm. Requires 4.0m clearance height.

- Janitor's closet – there is 1 closet per floor. The ground floor and basement level closets should be at least 2.5 x 6.0m in size to store custodial carts, supplies, equipment, storage shelves, and should include a slop sink and dedicated outlets for recharging equipment. Upper level closets should include a slop sink and storage.
- Culinary staff change/locker room: 2 total, one for male and one for female, size dependent on number of dining hall staff.
- Janitor and housekeeping change rooms
- Washrooms: The provision of public washrooms should exceed minimum code requirements on the public floors and be easily accessible from the Dining hall. They should also include an accessible stall, sink, and mirror in gendered washrooms or separate universal washroom
- Elevators: 3 elevators are proposed to access all residence levels; an additional small freight elevator is required between at-grade and below-grade kitchen areas.
- Moving room (temporary staging on move-in and move-out days).
- Loading bay – a Type “A” loading dock

Functional plan:

The building design incorporates a podium at its base, which houses the public program as well as many of the residence common spaces. Residential floors are stacked in a tower above the podium.

An efficient, repetitive floor plate is required for the tower, given the nature of the program elements and the limited size and proportions of the site. The schematic design has residential floors configured in a tower floorplate set back from the street, as well as the sides in order to maximize light penetration and minimize negative impact on the neighbouring building to the north. Each floor will have a mix of semi-private dormitory rooms and shared apartments with 1 don suite every other floor. Because first year students will generally be assigned dorm rooms and upper year students will generally be assigned suite-style accommodation, care has been taken to design the residential floors such that suites and dorm rooms are mixed on each floor, rather than clustered together, so that the mentoring influence of older students can be maximized. Each floor will also have a large common study room, central to the plan and easily located from the elevators.

Dormitory Rooms

Students in dorm rooms will live in single rooms and share a semi-private washroom between them. Schematic plans by DSAI indicate a total of 23 one bedroom units and 155 two bedroom units, for a total of 333 beds. A minimum of 15% of all the dorm suites will be barrier free (29 dorm rooms and washrooms total) with at least 1 or 2 accessible dorm rooms per floor. The accessible dorm room will share its barrier free washroom with a standard dorm room to encourage integration. Ample natural light is provided to all dorm rooms.

4-bedroom Suites

Suites will contain 4 private bedrooms, with 2 bathrooms, and a kitchen and living space to be shared by residents. Plans by DSAI have 2 apartment suites per floor for a total of 42 four bedroom suites. Natural light is desirable for all the common spaces and bedrooms in the suites. At total of 15% of the suites should be barrier-free with an accessible washroom with at least 1 barrier free bedroom in the suites (6 bedrooms and washrooms total).

Don Suites

One don suite is planned for every other floor, for a total of 10 don suites. Don suites include a private bedroom, washroom, galley kitchen and small living / work / meeting space with an entrance to the main corridor. Because dons often deal with sensitive and confidential issues, don suites are located away from view of the common room, elevators, or other public areas.

Common Facilities - dormitory floors 5-23

Each residence floor will have at least one common room with a kitchenette, dining table, lounge seating, and a television. The common room is easily accessible and located adjacent to the elevators for ease of access. The optimum lounge common space ratio is approximately 1 common room for every 30-34 students. A group study room, for up to 8-12 people, to allow quiet study, spaced every third floor, should also be included. Each floor's common room could be designated for different purposes – for instance, study rooms on quiet floors, TV rooms on other floors, and games rooms on separate floors. Service space, such as a garbage and recycling room, are also required per floor, with a means of sorting garbage, recycling, and organic waste.

Given the number of students living on each floor, consideration will be given to sound separation and location of circulation corridors. Attention will be paid to corridor detailing and lighting such that the building feels residential rather than institutional, while at the same time providing a rational floor plan that is conducive to way-finding and casual social interactions between residents. Long corridors will be avoided.

Common Facilities – podium floors

All students will have access to the building's common spaces. The event space and large study room are proposed to be used as extensions of the dining hall when required.

Common spaces include:

- Event space. The event space will have easy access to a full kitchen and could operate as an extension of the dining hall space that is partitioned off or opened up when needed. The event space may at times be booked for community events while the dining hall is accessible only to the U of T community, so there should be a means of securing the 2 spaces separately;
- Study areas with capacity for 35-40 students. A variety of study areas (individual carrels, group study, social study) will be provided;
- Residence council meeting space, with a small space for their administrative storage;
- Multi-purpose fitness / program room for yoga or movement classes, with the appropriate flooring material;
- Music practice room with space for a piano and small chamber group or band and adequate sound separation;
- Group project room for students to work on art, engineering, or architecture projects etc. The project room finishes will be extremely durable, with concrete floors, easily repairable surfaces, excellent ventilation, and provide enough electrical outlets for tools, laptops, and other devices;
- Quiet space/meditation room;
- Bicycle storage room accessible from grade, with card access. This will be located in the basement;

- Student mailroom;
- Package Storage; and,
- Student Laundry.

Administrative Space

The residence front desk and lobby space is on the ground floor near the main entrance. Residence administration offices are also located on the ground floor of the building, close to the lobby and in a highly visible location; administration work spaces will have access to natural light and should be noticeable and accessible by students while also maintaining privacy. The following administration spaces are provided:

- Private office Residence Life Co-ordinator;
- Open work area with 2 work stations for the Program Co-ordinator and Admissions Co-ordinator. A small student waiting area as part of this space would also be desirable;
- Private meeting space that is directly connected to the open work station area that the Residence Life Co-ordinator and Program Co-ordinator have easy access to;
- Private meeting space for embedded advisors from the outside university, such as Centre for International Experience and Career Centre staff; this meeting space could be shared with the meeting space that the full time residence administration use;
- Private work area for 2 work stations for the Facilities Co-ordinator and maintenance / caretaking technician with space for small meetings with outsourced caretaking and maintenance staff;
- Change room / locker room for maintenance & caretaking staff;
- Administration storage and photocopy room;
- Staff meeting space for up to 10 people, located close to the residence life offices but also accessible for student groups to use for meetings;
- Staff kitchenette in close proximity to the staff meeting space;
- General administration front desk for reception and security staff that is directly visible at the main entrance of the building and has good sight lines around the building lobby;
- 1 Residence Life Co-ordinator live-in suite. The suite should be a full sized apartment, with living space, full kitchen, private bedroom, and full bathroom. The suites could be located on the residence levels with the student bedrooms or could be located at grade near the resident faculty members, with access to a small amount of private exterior space; and,
- Storage rooms for linen & furniture (could be in basement if required).

Food Services / Dining hall

A large dining hall is housed in the residence and it is likely that a meal plan will be mandatory for all residents, although it would be flexible for those living in the suite style apartments. Adjacency to the event and study spaces allows for additional seating capacity. The dining hall is open to the University of Toronto community (students, faculty, and staff) and could be located on the ground floor, or within the podium. It is located on the second floor, with plenty of visual access to create a presence visible from Spadina. The dining hall program includes:

- Large seating area with several types of seating options (single bar stools, tables, banquettes, and communal tables) adjacent to the event space and large study room to allow for additional seating if required;
- Dining room cash and POS;
- Action stations for food delivery;
- Preparatory kitchen with storage and cooler space;
- Chef's private office space with easy access to the kitchen;
- Dish room;
- Garbage room attached to loading dock area, with refrigerated waste capacity;
- Receiving area with loading dock; and,
- Employee change room and washroom.

Retail

A portion of the ground floor will be dedicated to retail space, with tenants such as a small footprint urban grocery or prepared food store, or a bookstore or café, ancillary to the student residence, and all open to the general public. The area dedicated to retail on the ground floor is planned at 545 gsm, and comprises four separate units.

Townhouses

The project includes 10 stacked townhouses to the west of the student residence building. These townhouses will accommodate live-in faculty and their families, as well as the provision of rental replacement units for tenants from the existing buildings. The townhouses are a mix of one and two bedrooms and include one accessible unit. The townhouse complex is 3 storeys, and the combined total area of the townhouses is 805gsm.

c) Building Considerations

Standards of Construction:

High Quality
 Functional and Durable
 Attractive, Welcoming
 Green/Sustainable

The building must feel comfortable, airy, light and student friendly. Recent residences constructed on campus are representative of the level of quality and finish desired for this project. Equally important, the building must be functional and robust with durable materials and details that can be easily maintained. Building design should minimize horizontal ledges and other external surfaces or attachments that encourage perching, nesting, etc. by pigeons and other pest animals; for instance, the continuous horizontal ledges at the nearby Graduate House are attractive roosting areas and the resulting expense of deterrent measures is significant and ongoing.

Durable, low-maintenance, standardization and availability of fixtures and finishes are essential, for ease of replacement and repair.

Building characteristics and massing:

Floor to floor heights

23 levels, or 75.05 meters, above grade, plus penthouse, with floor-to-floor heights of:

- Retail / Café / Lobby at grade, podium floor plate (7.5 m)
- 1 Mezzanine level for Administrative & Common space, within double height space (4m)
- 2nd floor Dining Hall / Event Space / Prep Kitchen, podium floor plate (4.0m)
- 1 Residence level, tower floor plate (2.75m)
- Mechanical penthouse (5.0m)

Structural complexity and built form

The project consists of a 2-storey podium with a 21-storey tower. The tower is configured to maximize light penetration, and is appropriately set back from Spadina and Sussex Avenues, with a more significant setback from the north property line. Retention of the 698 Spadina heritage façade on the east and south sides is incorporated. The podium setbacks provide a consistent and comfortable pedestrian realm and the building façade and podium articulation should contribute to a varied and animated streetscape. Glazing on the ground level is used in order to create a feeling of openness and transparency.

At 54 Sussex Avenue, stacked townhouses, provide a transition in scale from the taller residence located appropriately along Spadina Avenue, down to the Playing Fields and the residential neighbourhood to the west. The townhouses are 3-storeys, with 4 single storey units and 6 double storey units.

Key building components and systems:

Accessibility

Identified in the University's Student Housing Policy, 2006:

‘Student housing at the University shall be administered in a manner that is conscious of the varied needs of our highly diverse student population...The University of Toronto, together with the Federated Universities and other housing partners, are committed to offering housing for all students with disabilities who desire on-campus accommodation and who have registered with the Accessibility Service on their campus, where it is appropriate and reasonable to do so.’

The University is committed to students' equitable access to all of the building's facilities. Due to more stringent legislation under the revised Building Code (2012), 15% of all the dorm suites will offer barrier-free access. This will include 29 dorm rooms and supporting ensuite washrooms, as well as 6 bedrooms and ensuite washrooms in the apartment suites. Additional enhanced criteria includes: equipment such as visual alarms and power door operators; and clearance for mobility devices results in wider door widths, turning radius, and path of travel.

Personal safety and security

Personal safety is of paramount consideration. Transparency in the common rooms and public areas, including stairwells, is desirable, inserting glass where possible to allow for visual access.

Exterior lighting should be abundant and provide for ease of movement around the exterior of the building at all times of the day.

Building floors that are open to the general public must have adequate security provided. A front desk in the lobby should have excellent views of all access points to the upper floors. Security cameras should be provided. The residence component will have secured access from the public floors. The design of the residence should allow for maximum flow throughout the component once a student has gained access into the building through the computerized card-entry system, while still making significant considerations for personal safety and security at every opportunity. Doors to individual bedrooms should be individually keyed, as should storage areas, and common & study lounges. Bike storage on the ground or basement floors needs to be secure.

The ground floor retail tenants will have separate entrances from the street and should not be accessible from the residence lobby. Internal servicing access is provided to the rear of the retail units.

Consultation with Police Services and the Community Safety Coordinator is essential through the design development of the project.

Servicing (including garbage and recycling, deliveries)

Servicing required for delivery of Retail/Dining Hall and garbage/recycling/compost pick up will be on the west side of the main residence building, off of the laneway between 54 Sussex Avenue and the residence. Consideration of the townhomes facing the laneway is required to ensure that servicing of the residence will not disturb their residents.

Servicing for the Dining Hall is regular and routine, with daily deliveries primarily during dock hours of 8am – 5pm and regular garbage pick-ups, all done by 3rd party vendors.

Additionally, the laneway should be designed taking into consideration efficient vehicular traffic flow for the move-in and move-out periods.

Acoustics

Sound insulation is important in between dormitory rooms and corridors; the same is true for study and meeting rooms.

The design and detailing of the façade must incorporate measures to dampen traffic noise from Spadina Avenue, as well as ensure that the activities of the residence do not disturb the residential neighbourhood to the west.

Sustainability design and energy conservation:

Integration of environmentally sustainable principles into buildings, landscapes and transportation options, has been a high priority in discussions with both campus and neighbouring communities. At a minimum, all new buildings shall be designed to meet the Toronto Green Development Standard, Tier 1 and LEED Canada – NC Silver rating with at least 10 points achieved for “Optimizing Energy Performance”, 2 points achieved for “Enhanced Commissioning” and 4 points achieved for “Water Use Reduction”. This will significantly reduce the building’s operating costs over its lifetime. Further, the project must comply with City of Toronto Tier 1.

Please refer to the City of Toronto Green Roof Bylaw No. 583-2009, Chapter 492 for specific green roof requirements.

Sustainable strategies to be considered during the design phase include:

- Heat recovery systems
- Low flow and water efficient fixtures
- Grey water re-use
- Super insulated low albedo roofing
- LED lamps
- Solar shading
- High performance building envelope
- Equipment and systems must be put in place so that the long-term energy and water efficiency can be monitored and verified.

This project will meet the ASHRAE 90.1 2013 standard +40%. ASHRAE provides Standards for all components within buildings – HVAC, windows, lighting, modeling, envelope, ventilation and reviewed by industry experts. It allows for prescriptive and performance based compliance paths to meet the minimum energy use. Toronto Green Standards (TGS), OBC, and LEED use ASHRAE 90.1 to define their energy efficiency standards.

Building energy performance modeling during the design of a new building shall serve several purposes. The primary objective is to inform design decisions in a way that guides the designs toward the University’s goals of sustainable energy efficiency, reduced carbon footprint and optimal long-term building performance and comfort. It is recognized that the detail and resolution of the performance assessment through modeling will refine as the design progresses from concept through design development to tendering and then on-going measurement and verification.

Energy modeling coupled with Life Cycle Cost Analyses will serve as tools throughout the design phases to evaluate design options and make appropriate choices that support the University of Toronto’s pursuit of sustainable reduced energy use and lower carbon footprint with long term built space comfort.

At each design phase model submission, the *Project Consultant Team* will be expected to submit the energy model with EUI’s to test the energy performance for alignment with U of T Policy and standards. Please see Appendix 2 for UofT’s Energy Modeling Guidelines.

Environmental Health and Safety:

The University of Toronto’s Environmental Health and Safety office, including an Environmental Protection Services team, provides a broad range of health and safety services to the University community and whose responsibility it is to ensure environmentally responsible, safe and healthy

work, research and study environments on campus. Please refer to their website for information, <https://ehs.utoronto.ca/>.

Key considerations for healthy environments include: student space design, use of materials, air quality, access to natural light, and overall space and furniture design.

A loading dock should be located at the west face of the building, with servicing occurring from the laneway between the residence and the stacked townhouses. The dock should be elevated and its design must follow University of Toronto health and safety standards.

d) Site Considerations

Site context

The residence is located at the north-west corner of Spadina and Sussex Avenues, at 54 Sussex Avenue and 698-706 Spadina Avenue along the Spadina Avenue corridor. 702–706 Spadina Avenue is currently swing space for the University. 54 Sussex Avenue is a vacant parcel of land. A public laneway separates 54 Sussex Avenue from the land parcels on Spadina Avenue and Sussex Mews separates the proposed residence site from the University owned land to the west. Directly west of the site is an unused ice rink and tennis court, and north of this is the Robert Street Playing Fields.

The proposed residence will be located in close proximity to U of T's Graduate House and its proposed graduate residence extension.



Campus Planning:

Zoning regulations

The main residence site is a consolidation of 5 University-owned parcels (698-706 Spadina Avenue) The townhouses are proposed at 54 Sussex Avenue which is owned by the University, as is the Robert Street Playing Fields west of Sussex Mews.

The project has completed the rezoning process, as negotiated through the OMB and approved by City Council in July 2018.

Site access

Sussex Avenue is classified as minor arterial with bike, pedestrian and vehicular traffic. Spadina Avenue is a major arterial with streetcar, bike, pedestrian and vehicular traffic.

An existing service lane runs north-south between 54 Sussex Ave and the lands on Spadina, and then turns east-west at the north portion of the site. The service entrance required for delivery to the retail component of the project, and for the building's garbage/recycling/compost pick up, will be located on the west side of the main residence building, via this laneway. This laneway divides the main residence from the townhouses and effort must be taken to ensure that the pedestrian realm is safe for the residents of the townhouses who will likely have young children.

The main residence entrance is located along Spadina Avenue, to draw the student residence activity away from the lower scale residential neighbourhood to the west. Space will be required for passenger drop-off and pick-up, for which there is parking space provided at the back of the building

Landscape and open space

Hardscaping and soft landscaping has been proposed at the ground level. The site presents an opportunity to enliven the street through the introduction of a new streetscape, and potential for potential café seating.

The selection of landscape elements has been considered in the context of other recent and proposed improvements on campus east of Spadina Avenue. The laneway running between the townhouses and the tower will be paved with pavers to create a more attractive hardscape.

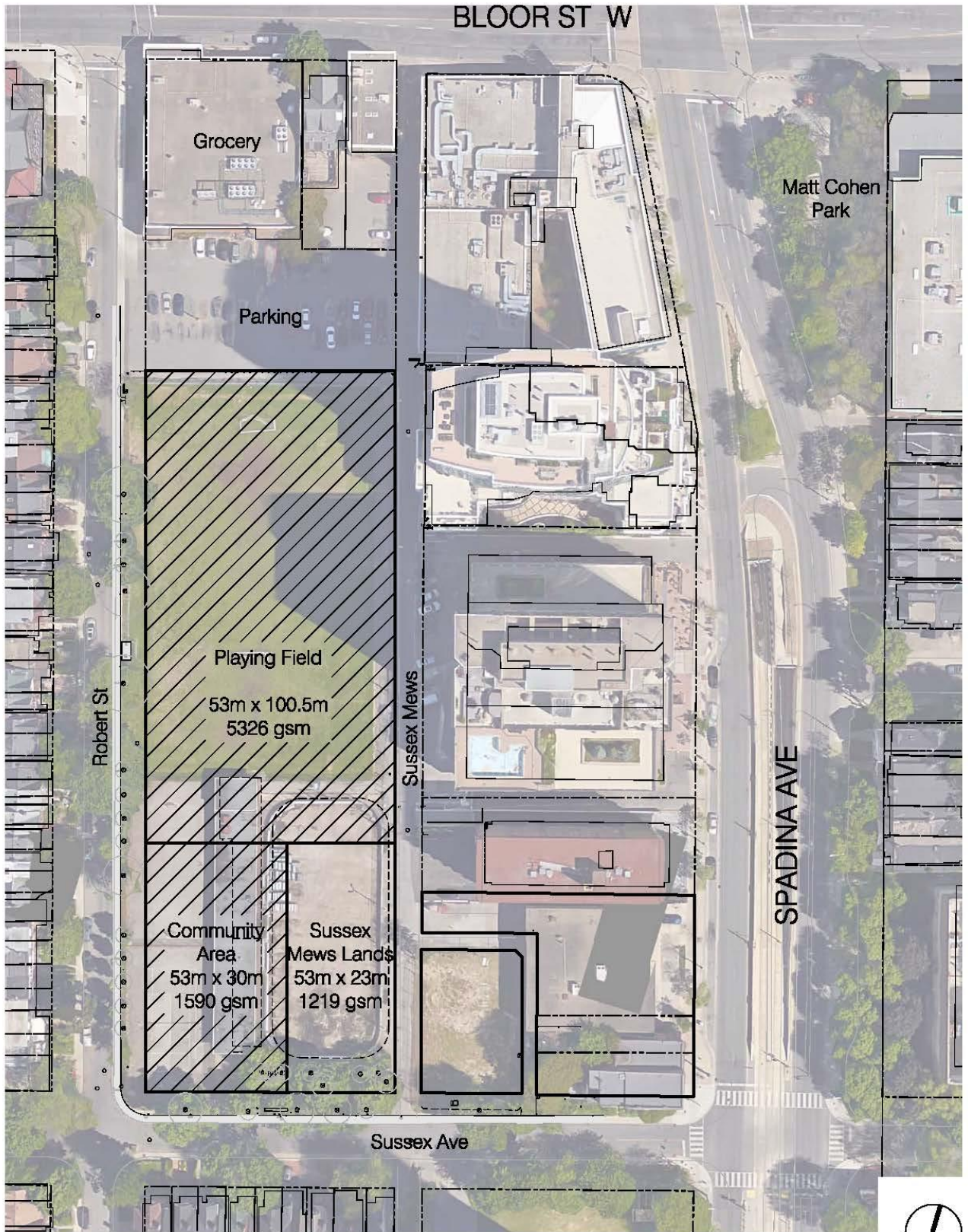
Robert Street Playing Fields

As part of the OMB settlement, and work outside of this project scope, the University will revitalize the Robert Street Playing Field and make it accessible to the general public. The existing field will be developed as three components: the Playing Field, the Community Area, and the Sussex Mews Lands.

The Playing Field will be natural grass, with no stadium seating contemplated. The fence currently surrounding the Playing Field shall be replaced with fencing of a similar quality to the fencing surrounding the University's Back Campus Fields. The replacement fence shall be located inside the trees located at the western edge of the Playing Field, and the general public shall have exclusive use of the Playing Field every Sunday from 9am - 1pm.

Design of the Community Area has been facilitated through a Community Area Committee. Generally, it is conceived of as an open space with natural grass, soft landscaping, benches, and large shade trees to be located at the periphery. Improvements to both the Playing Field and the Community Area must be complete prior to the issuance of above-grade permits by the City for the Spadina Sussex residence. The Community Area agreement will be in place for 25 years.

The Sussex Mews Lands shall be used by the University for athletic programming, such as multi-use courts. A Facilities Building, possibly housing change rooms and grounds equipment, will be located on these lands. Access to recreational facilities on the Sussex Mews Lands will not be locked and will be available for use by the community when not otherwise in use; however, the Sussex Mews Lands are not subject to any right of community access. Construction of this portion of the field will take place after the completion of the residence building.



Soil conditions

Geotechnical work will be undertaken as part of this project.

Demolition of Existing Structures

Partial demolition of one existing building and full demolition of two existing buildings is required. 698 Spadina will have its south and east facades retained in situ, as part of the negotiated OMB agreement. 700 Spadina will be demolished in its entirety. 702-706 Spadina Avenue, approximately 1230 gsm and currently housing university administrative swing space and student clubs, will be demolished.

e) **Campus Infrastructure Considerations**

Utilities

All existing services on site are provided by others (Toronto Hydro, Enbridge, City water/sewage). Current plans by consultants indicate that all services for the townhouses and the main residence building will be shared, with servicing for these items located in the main residence building.

A district geothermal energy system is proposed for this project, achieving deep green-house gas emissions reduction by utilizing electricity for heating (in lieu of natural gas) for the Spadina-Sussex Student Residence. The district geothermal system is estimated to reduce its whole-building energy use intensity (EUI) and equivalent greenhouse gas emission by 36% and 69% respectively.

The proposed district geothermal system is a two-pipe condenser water distribution system with decentralized heat pumps to be located below the Robert Street Field. The construction of the proposed district energy system is as follows:

- **Phase 1** will be the revitalization of the Robert Street Field that includes the construction of 216 boreholes at the new soccer field and community park area, with the ground water distribution piping (light green) capped at Sussex Mews Lands.
- **Phase 2** will be the construction of the Spadina-Sussex Student Residence (SSR) that includes the mechanical plant equipment, and the underground connections across Sussex Mews connecting the ground loop water piping from Sussex Mews Lands to the SSR.
- **Phase 3** will be the construction of the district distribution piping to third-party buildings, or across Spadina Avenue to the University's Northwest Chiller Plant and adjacent existing/planned development.

The proposed energy distribution strategy is a 2-pipe district condenser water distribution system that utilizes decentralized heat pumps at the building plant level. The condenser water from the borefield are manifolded at the basement mechanical plant of the Spadina Sussex Residence in a high-density polyethylene (HDPE) header pipes, and then distributed to third-party buildings by site distribution

pumps located at the SSR basement mechanical plant. The estimated plant room area requirement for the geothermal header, piping, pumps, heat exchangers, and heat pumps is approximately 198 sm. The geothermal feasibility study can be found in Appendix 2.

Communications (phone/data)

U of T will supply data cabling for the residence. Bell and non-U of T data services are unknown.

Reliable WiFi should be provided throughout the building with wireless points recommended to be placed at each floor lounge. A portion of the rooms should have hard wire data lines. Phone lines will not be necessary in each room, but some rooms should have lines for them to provide the option for students that require them. There should be 1 phone line in the public space per floor for emergencies.

Refer to the appendix for individual room datasheets.

Bicycle parking

As per the negotiated OMB settlement terms, 39 short-term bike parking spaces and 238 long-term bike parking spaces will be provided. The short-term spaces are mostly located at the rear of the building, at grade. The long-term spaces are located in the basement of the tower.

Vehicular parking

Two parking spaces have been provided at grade at the west of the tower, with access off Sussex Mews.

Servicing and fire access

Fire access and servicing must be maintained on the public laneway.

f) Secondary Effects

There are six residential rental units at 698 & 700 Spadina Avenue. Rental replacement and a relocation agreement was part of the OMB settlement with the City. Four tenants of 698 & 700 Spadina are currently on waiting lists for University-owned housing in the Huron Sussex neighbourhood.

Demolition of 698 & 700 Spadina Avenue will be required to start construction. In addition, demolition of 704 Spadina, will result in the loss of its parking spaces, club space for a University student group as well as administrative swing space.

g) Schedule

CaPS Executive approval: Consultant fees	November 24, 2014
CaPS Executive Approval: increase to consultant fees	November 25, 2016
CaPS Executive Approval: increase to consultant fees	April 22, 2019

Notice to current tenants	August 2019
Expected Site Plan Approval (NOAC)	February 2020
Earliest Tender	February 2020
Earliest Demolition& Façade Retention	May 2020
Earliest Construction	August 2020
Earliest Completion	April 2022

IV. Resource Implications

a) Total Project Cost Estimate

The total estimated cost for the project includes estimates or allowances for:

- b) construction costs
- c) contingencies
- d) taxes
- e) site service relocates
- f) infrastructure upgrades
- g) secondary effects
- h) demolition
- i) landscaping
- j) permits and insurance
- k) Professional fees, architect, engineer, misc. consultants project management
- l) computer and telephone terminations
- m) moving and staging
- n) furniture and equipment
- o) miscellaneous costs [signage, security, other]
- p) commissioning
- q) escalation

b) Operating Costs

Operating costs will be covered through Ancillary Services and will be determined as the project is further advanced.

c) Funding Sources

The project will be funded by Cash Contribution from the University, Cash Contribution from Daniel's Corporation and Long Term Debt.

V. APPENDICES:

1. Site Plan Application floorplans, dated December 2018
2. Geothermal System Feasibility Study, May 2019, Arup
3. Room Data Sheets (on request)

4. Total Project Cost Estimate (on request to limited distribution)

