



**FOR APPROVAL**

**CONFIDENTIAL**

**IN CAMERA**

**TO:** Business Board

**SPONSOR:** Professor Scott Mabury, Vice President, University Operations

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**PRESENTER:** Christine Burke, Director, Campus and Facilities Planning

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**DATE:** September 9, 2015 for September 21, 2015

**AGENDA ITEM:** 18a

**ITEM IDENTIFICATION:**

Capital Project: Report of the Project Planning Committee for the University College Revitalization (Phase 1) and Croft Chapter House (Phase 2) - **Execution of the Project.**

**JURISDICTIONAL INFORMATION:**

Section 5.2 (b) of the terms of reference for the Business Board states that the Board is responsible for “approval of capital expenditures for, and the execution of, approved projects, as required by approved policies.”

**GOVERNANCE PATH:**

**A. Execution of the Project**

**1. Business Board (September 21, 2015)**

**B. Project Planning Report: Project Scope, Total Project Cost, and Sources of Funding**

1. Planning and Budget [for recommendation] (September 17, 2015)
2. Academic Board [for approval] (October 1, 2015)
3. Executive Committee [for endorsement and forwarding] (October 21, 2015)
4. Governing Council [for approval] (October 29, 2015)

**PREVIOUS ACTION TAKEN:**

The University College Revitalization plan arose from the recognition that the building was no longer effectively serving the needs of 21st-century students, with serious accessibility challenges, outdated infrastructure and classrooms, and underutilized and undervalued spaces. The plan was based on the ‘Strategic Planning Analysis’ document by Taylor Hazell Architects produced in 2012, highlighting the college’s mission to serve its undergraduate students as a leading international public teaching and research institution as well as emphasizing University College’s significant architectural heritage and increasing accessibility for students and staff. The Strategic Planning Analysis document led to a proposed scoping of work at University College in the following 4 phases:

1. Re-establish the library to its historic home with collections in the East Hall and a reading room in the West Hall; create a lounge space on the third floor of the central UC tower linking East and West Hall; and improve accessibility by installing a limited application elevator in the central tower and new ramp access into the building from the exterior.
2. Create a Conference Centre at Croft Chapter House and associated adjacent rooms, including the Senior Common room.
3. University College Quadrangle Renewal to encourage curricular and co-curricular usage.
4. Upgrade and refurbish UC classrooms to better reflect the historic role of the College and also provide the modern infrastructure required for 21<sup>st</sup> century teaching.

On May 11, 2015, the Project Planning Report for the University College Revitalization dated March 10, 2015 outlining the proposed revitalization plan for University College, and project scope of Phase 1 totaling 712 net assignable square metres (nasm) (950 gross square metres (gsm)) were confirmed by the Executive Committee, to be funded by Capital Campaign Funds, Provost’s Central Funds, University College Operating Funds, and Faculty of Arts and Science Capital Funds. Phase 1, included the following:

### **Phase 1 – Re-establish the Library within East and West Hall & Improve Accessibility**

#### *Design Development Only*

- Design for a café and lounge space on the third floor of the central University College tower, with links to the relocated library in East and West Halls.

#### *Design & Implementation*

- Creation of the new library reading room and support spaces to be located in the West Hall and adjacent central tower rooms;
- Creation of the new library collections room and mezzanine to be located in the East Hall;
- Installation of a limited use/limited application elevator in the central tower of the College’s front (southern) wing, and additional accessible upgrades to improve access to the building;
- Addition of and upgrade to air-conditioning and ventilation to service the East and West Halls, including infrastructure for future service to additional areas of the College;
- Deferred maintenance addressed in the related areas of the College affected by the work.

University College has since secured additional capital campaign funding that has enabled Phase 2, the creation of a Conference Centre at Croft Chapter House, to move forward simultaneously with Phase 1 as a singular “Project”.

At the February 27, 2015 CaPS Executive meeting, the expenditure of consulting fees was approved to hire design consultants to proceed with the design development of the Phase 1 project. At the May 25, 2015 CaPS Executive meeting, approval was granted to add the Phase 2 scope of work to the approved Phase 1 project and to proceed in a Request for Proposals (RFP) for Consultant Services as a joint capital project.

Level 2 governance approval for Phase 1 of the University College Revitalization was confirmed at Executive Committee on May 11, 2015. Due to changes in the scope of the project and a project budget increase exceeding 10% of the original budget, the Project, Revised Phase 1 and Phase 2 Croft Chapter House, requires Level 3 governance approval at this stage.

## **HIGHLIGHTS:**

On May 11, 2015, the Project Planning Report for the University College Revitalization dated March 10, 2015 outlining the proposed revitalization plan for University College, and project scope of Phase 1 totaling 712 net assignable square metres (nasm) (950 gross square metres (gsm)) were confirmed by the Executive Committee. Approval is now being sought to include the design and implementation of Phase 2 of University College Revitalization, with an additional project scope of 273 nasm (316 gsm) to the Phase 1 project. The combined Project scope of Phases 1 and 2 totals 985 net assignable square metres (nasm) (1266 gross square metres (gsm)).

This second phase will include the comprehensive design and renewal of the Croft Chapter House and Senior Common Room, as well as their ancillary spaces, to create a new Conference Centre at the southwest corner of University College. Details of this phase include:

### **Phase 2 – Create a Conference Centre at Croft Chapter House and its environs**

#### *Design & Implementation*

- Restoration of the interiors of the Croft Chapter House, including woodwork, plaster ceilings, windows, doors, limestone fireplace, and finishes, to be more in line with its 1859 appearance;
- Updated lighting and introduction of audio-visual technology into Croft Chapter House;
- Inclusion of flexible but historically appropriate furniture that can be reconfigured in room to accommodate variety of programs;
- Restoration of Senior Common Room and inclusion of kitchenette in Senior Common Room to support conference events;

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- Creation of new direct linkages between Senior Common Room and Croft Chapter House and Senior Common Room and adjacent Entrance Vestibule directly to the east of the Senior Common Room;
- Creation of furniture storage room, universal washrooms, and other conference support facilities adjacent to Croft Chapter House;
- Deferred maintenance addressed in the related areas of the College affected by the work;
- HVAC improvements to the Phase 2 area have already been included in the Phase 1 scope.

*Additional scope items related to the Phase 1 scope include:*

- Relocation of the Writing Centre from the Laidlaw Wing to UC259 (45 nasm);
- Addition of a half floor lift in room 376K to create barrier-free access to the East Hall mezzanine;
- Additional steel reinforcing of the East Hall Library.

Procurement of a consultant team for the project is currently underway. The implementation of later phases will be dependent on fundraising occurring in a timely manner and making any surpluses available to carry forward with each phase. The schedule assumes all municipal approvals may be achieved within the timelines.

It is recommended that the University of Toronto proceed with as comprehensive as possible a removal of hazardous materials in advance of the project. Some hazardous materials removal will in all likelihood also need to occur within the later phases of construction, but it is anticipated that this can be minimized to maintain as tight a construction schedule as possible.

## **Secondary Effects**

*Secondary effects associated with the inclusion of Phase 2 scope:*

The Senior Common room (UC185) currently functions as a staff lounge and meeting area and will be unavailable for use during construction. Similarly the Croft Chapter House will be unavailable for meetings and events. Functions normally housed in these two rooms will need to be re-located elsewhere at University College.

Disruptions to existing occupants are to be expected during the course of construction however every effort must be made by the general contractor team to minimize such disruptions through scheduling and considered access and implementation strategies.

## **Schedule**

The proposed schedule for the Project (Phases 1 & 2) is as follows:

September 2015      Consultant Team selection

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October 2015	Governing Council approval
April 2016	Tender contract
May 2016	Construction commences
December 2016	Full Operational Occupancy

**FINANCIAL IMPLICATIONS:**

**a) Total Project Cost**

The total estimated project cost for the Project, Revised Phase 1 and Phase 2 Croft Chapter House of the University College Revitalization, is \$10.4 million. This represents a project budget increase of \$1.475 million or a 16.5% increase to the confirmed Phase 1 budget at \$8.925 million.

At the February 27, 2015 CaPS Executive meeting, an expenditure of up to \$912,025 in consulting fees, included in the Total Project Cost, was approved to hire design consultants to proceed with the design development.

**b) Funding Sources**

The project budget increase of \$1.475 million for a Total Project Cost of \$10.4 million is to be funded by University College Capital Campaign Funds.

The funding sources for the project are as follows:

Capital Campaign Funds*	\$ 6,200,000
Provost's Central Funds	\$ 2,000,000
University College (Operating Funds)	\$ 1,200,000
Faculty of Arts and Science (Capital Funds)**	\$ 1,000,000
<hr/> Total	<hr/> \$10,400,000

*\* Note: The project will only proceed to construction once all advancement sums are in place.*

*\*\*Note: The \$1.0 million contribution from the Faculty of Arts and Science is contingent on project feasibility to relocate the School of Public Policy and Governance and Mowat Centre in the Laidlaw Wing. Should this project not prove to be viable, the Capital Campaign amount will increase to \$7.2 million.*

**c) Operating Costs**

No changes in operating costs as reported for the Phase 1 scope of work are anticipated with the inclusion of Phase 2.

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Annual operating costs are estimated to be \$215 per net assignable square metre. It is estimated that the energy costs for the additional air-conditioning capacity will be approximately \$8,000 per year while the costs for maintenance to the additional equipment and elevator will increase costs by \$8,300 per year for an increased annual operating cost of \$217 per net assignable square metre. The additional projected cost will be assumed by the Faculty of Arts and Science.

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**RECOMMENDATIONS:**

Be It Resolved:

Subject to Governing Council approval in principle of the project

THAT the Vice-President, University Operations be authorized to implement the capital project for the University College Revitalization (Revised Phase 1) and Croft Chapter House (Phase 2) at a total project cost of \$10,400,000.

**DOCUMENTATION PROVIDED:**

- Report of the Project Planning Committee for the University College Revitalization (Revised Phase 1) and Croft Chapter House (Phase 2), dated August 24, 2015.

# Appendix 1



University College

Floor Sequence	Floor Code	Room Code	Division Code	Division Name	Department Code	Department Name	Room Category	Category Description	Subcategory	Subcategory Description	Room Name	Shared %	Seat Capacity	Shared Area	Room Standard	Standard Description
4	B01	01A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Accessible Pipe Space	100	0.00	45.76	01391	Accessible Pipe Space
4	B01	01B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Heating Plant	100	0.00	151.53	01331	Heating Plant
4	B01	01C	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Generator	100	0.00	77.67	01333	Generator Etc
4	B01	01K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	5.84	01210	Corridor
4	B01	01S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	6.78	01230	Stairs
8	1	106	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Art Gallery	100	10.00	58.12	72210	Art Gallery
8	1	106S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	16.01	01230	Stairs
8	1	107	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Art Gallery	100	0.00	70.12	72210	Art Gallery
8	1	107E	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Freight Elevator	100	0.00	8.19	01220	Elevator
8	1	108	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Art Gallery	100	0.00	66.04	72210	Art Gallery
8	1	110	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Art Gallery	100	0.00	29.49	72210	Art Gallery
8	1	112	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Art Gallery	100	0.00	30.12	72210	Art Gallery
8	1	113	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Art Gallery	100	0.00	27.57	72210	Art Gallery
8	1	116	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Student Events Coordinator (UAC)	100	1.00	15.77	31410	Professional Office Single
8	1	116K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.21	01210	Corridor
8	1	118	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	16.87	01210	Corridor
8	1	118A	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Reception	100	1.00	6.58	37100	Reception Etc
8	1	118V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	8.33	01210	Corridor
8	1	120	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Art Gallery - University Art Centre	100	0.00	29.34	72210	Art Gallery
8	1	120A	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Kitchenette	100	0.00	4.67	38210	Kitchenette
8	1	122	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Art Gallery - Malcove Collection	100	0.00	38.94	72210	Art Gallery
8	1	122A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Foyer	100	0.00	12.87	01210	Corridor
8	1	122B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Washroom - Men/Women	100	0.00	6.78	01460	Washroom - Men/Women
8	1	122C	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet/Electrical Room	40	0.00	1.98	01110	Janitor's Closet
8	1	122C	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet/Electrical Room	60	0.00	2.96	01110	Janitor's Closet
8	1	122K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	10.92	01210	Corridor
8	1	122S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	6.24	01230	Stairs
8	1	124	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Art Gallery - University Art Centre	100	0.00	81.30	72210	Art Gallery
8	1	126	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Art Gallery - Art Lounge	100	0.00	183.58	72210	Art Gallery
8	1	129	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	32.18	01210	Corridor
8	1	129A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Elevator	100	0.00	5.81	01220	Elevator
8	1	129K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	50.73	01210	Corridor
8	1	129S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	24.16	01230	Stairs
8	1	130K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	6.38	01210	Corridor
4	B01	14	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Heating Plant	100	0.00	73.95	01331	Heating Plant
8	1	140	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.1	Tiered Classrooms	Lecture Theatre/Auditorium-Balcony	100	46.00	47.94	11300	Lecture Theatre/Auditorium-Balcony
8	1	140K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	5.71	01210	Corridor
8	1	143	030	Arts & Science - Social Sciences - St. George	02900	Sociology, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	16.26	31310	Faculty Office Single
8	1	143K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	46.50	01210	Corridor
8	1	144	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	59.00	53.35	12200	Classroom - Flat Floor
8	1	145	020	Arts & Science - Humanities - St. George	00600	English, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	16.54	31310	Faculty Office Single
8	1	147	020	Arts & Science - Humanities - St. George	02000	Religion, Dept & Centre for Study of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	16.40	31310	Faculty Office Single
8	1	148	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Splcd Seminar Room	100	26.00	36.73	13000	Seminar Room

8	1	149	020	Arts & Science - Humanities - St. George	01800	Philosophy, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	21.85	31310	Faculty Office Single
8	1	149K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	17.65	01210	Corridor
4	B01	14K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	6.99	01210	Corridor
4	B01	15	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	2.01	01210	Corridor
8	1	150	130	University College	05300	University College	19.0	Other University Facilities	19.5	Inactive - Assignable	Inactive / Assignable	100	1.00	18.44	93100	Inactive / Assignable
8	1	150K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	58.60	01210	Corridor
8	1	151	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Registrar	100	1.00	32.25	31410	Professional Office Single
8	1	152	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom-Flat Floor	100	45.00	57.67	12200	Classroom - Flat Floor
8	1	153	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Professional Off Single	100	1.00	20.32	31410	Professional Office Single
8	1	153A	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Kitchenette	100	0.00	6.03	38210	Kitchenette
8	1	153B	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Coat Rack/Closet	100	0.00	3.17	37120	Coat Rack/Closet
8	1	154	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Men	100	6.00	10.50	01410	Washroom - Men
8	1	154A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	2.75	01110	Janitor's Closet
8	1	154B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Women	100	0.00	8.10	01420	Washroom - Women
8	1	154C	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	1.80	01210	Corridor
8	1	154V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	2.72	01210	Corridor
8	1	155	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Professional Off Single	100	1.00	14.00	31410	Professional Office Single
8	1	155A	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Office Machine Room	100	0.00	6.19	37420	Office Machine Room
8	1	155K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	31.50	01210	Corridor
8	1	156S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	13.00	01230	Stairs
8	1	157	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Gen Clerical Off Multi	100	3.00	31.83	34120	Supp Admin Office Multi
8	1	157A	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Professional Office Single	100	1.00	7.59	31410	Professional Office Single
8	1	157B	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Professional Off Single	100	1.00	10.14	31410	Professional Office Single
8	1	157K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	79.58	01210	Corridor
8	1	157S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	5.31	01230	Stairs
8	1	158	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Chief Administrative Officer	100	1.00	17.44	31410	Professional Office Single
4	B01	15B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Custodial Area	100	0.00	7.78	01100	Custodial Area
4	B01	15K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	7.28	01210	Corridor
4	B01	16	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Mechanical Room	100	0.00	48.76	01300	Mechanical Room
8	1	161	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.1	Tiered Classrooms	Lect-Thea/Aud - Tiered Fir	100	100.00	91.43	11100	Lecture Theatre/Auditorium-Tiered Floor
8	1	161K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	51.34	01210	Corridor
8	1	161S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	13.96	01230	Stairs
8	1	163	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Lect-Thea/Aud - Flat Fir	100	88.00	87.74	11200	Lecture Theatre/Auditorium-Flat Floor
8	1	165	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Gen Clerical Off Multi (Principal)	100	2.00	47.73	34120	Supp Admin Office Multi
8	1	165A	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Kitchenette	100	0.00	7.07	38210	Kitchenette
8	1	165K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	59.72	01210	Corridor
8	1	167	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Principal	100	1.00	34.56	31110	Executive Office Single
8	1	168	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Telephone Booth	100	0.00	4.64	01312	Telephone Booth
8	1	168A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	4.02	01210	Corridor
8	1	168S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	12.37	01230	Stairs

8	1	169	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Executive Office Single	100	1.00	13.50	31110	Executive Office Single
8	1	169A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.36	01210	Corridor
8	1	169B	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Private Toilet	100	0.00	1.93	37190	Private Toilet/Washroom
8	1	169C	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Air Duct Shaft	100	0.00	2.66	01390	Other Mechanical Area
8	1	170A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	35.98	01210	Corridor
8	1	170B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Circulation Area	100	0.00	30.03	01210	Corridor
8	1	170C	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	18.42	01230	Stairs
8	1	170D	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	19.11	01230	Stairs
8	1	170E	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	20.63	01210	Corridor
8	1	170F	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	15.04	01210	Corridor
8	1	170G	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Circulation Area	100	0.00	68.76	01210	Corridor
8	1	170V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	4.68	01210	Corridor
8	1	171	760	Facilities and Services - St. George	58300	Building Services, Grounds & Trades	9.0	Plant Maintenance	9.1	Plant Maintenance	Custodial Off Multi	100	2.00	12.29	35320	Custodial Office Multi
8	1	171A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Circulation Area	100	0.00	3.61	01210	Corridor
8	1	171B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Maintenance Storeroom	100	0.00	3.37	01130	Maintenance Storeroom
8	1	172	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Photocopy/Mail Room	100	0.00	13.94	37408	Photocopy Room
8	1	173	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Supp Admin Office Multi	100	4.00	60.03	34120	Supp Admin Office Multi
8	1	173K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	54.94	01210	Corridor
8	1	175	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	33.00	58.88	12200	Classroom - Flat Floor
8	1	177	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	33.00	60.09	12200	Classroom - Flat Floor
8	1	178S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	11.04	01230	Stairs
8	1	179	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.1	Tiered Classrooms	Lecture Theatre - Tiered Floor	100	108.00	120.21	11100	Lecture Theatre/Auditorium-Tiered Floor
8	1	179A	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.3	Classroom Service Space	Projection Booth	100	0.00	8.81	63730	Control Room
8	1	179K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	20.71	01210	Corridor
8	1	179S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	44.50	01230	Stairs
8	1	180S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	38.28	01230	Stairs
8	1	181	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	20.71	01210	Corridor
8	1	181B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Men	100	3.00	5.42	01410	Washroom - Men
8	1	181C	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	2.01	01210	Corridor
8	1	181D	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Women	100	3.00	5.50	01420	Washroom - Women
8	1	181E	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	2.05	01210	Corridor
8	1	181V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	11.22	01210	Corridor
8	1	183	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Conference Room "Croft Chapter House"	100	50.00	148.51	38100	Conference Room
8	1	183A	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Kitchenette	100	0.00	2.44	38210	Kitchenette
8	1	183S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	1.62	01230	Stairs
8	1	185	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Senior Common Room (Faculty Lounge)	100	8.00	79.34	38303	Staff Common Room
12	2	210S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	13.30	01230	Stairs
12	2	212	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Women	100	4.00	12.91	01420	Washroom - Women
12	2	214	130	University College	05300	University College	2.0	Laboratory - Undergraduate	2.2	Unscheduled Class Lab	Writing Centre	100	3.00	18.35	22700	Special Class Lab
12	2	215	130	University College	05300	University College	5.0	Library And Study Facilities	5.4	Study Space Under Library Jurisdiction	Library Carrels/Open Stacks/Corridor (Laidlaw Library)	63	154.98	467.21	41300	Library Carrels-Open
12	2	215	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Library Carrels/Open Stacks/Corridor (Laidlaw Library)	20	49.20	148.32	41300	Library Carrels-Open
12	2	215	130	University College	05300	University College	5.0	Library And Study Facilities	5.1	Library Collection Space	Library Carrels/Open Stacks/Corridor (Laidlaw Library)	17	41.82	126.07	41300	Library Carrels-Open
12	2	215S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	6.67	01230	Stairs
12	2	216	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Director (Writing Support)	100	1.00	18.35	31410	Professional Office Single

12	2	218	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Director (Writing Workshop)	100	0.00	18.35	34110	Supp Admin Office Single
12	2	220	130	University College	05300	University College	5.0	Library And Study Facilities	5.4	Study Space Under Library Jurisdiction	Study Room/Special Collection	80	0.00	14.68	17500	Study Room
12	2	220	130	University College	05300	University College	5.0	Library And Study Facilities	5.1	Library Collection Space	Study Room/Special Collection	20	0.00	3.67	17500	Study Room
12	2	222	130	University College	05300	University College	5.0	Library And Study Facilities	5.2	Library Office Space	Librarian	100	1.00	18.35	31410	Professional Office Single
12	2	224	130	University College	05300	University College	2.0	Laboratory - Undergraduate	2.2	Unscheduled Class Lab	Writing Centre	100	0.00	18.35	22700	Special Class Lab
12	2	226	130	University College	05300	University College	5.0	Library And Study Facilities	5.4	Study Space Under Library Jurisdiction	Student Computer Lab	100	0.00	18.35	22750	Computer Lab
12	2	228	130	University College	05300	University College	5.0	Library And Study Facilities	5.3	Library Support Space	Library Workroom/Storage	100	1.00	17.69	45010	Library Workroom
12	2	229	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Archives	100	1.00	34.17	43260	Archives
12	2	229E	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Elevator	100	0.00	4.09	01220	Elevator
12	2	229K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	25.34	01230	Stairs
12	2	229V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	32.26	01210	Corridor
4	B01	23	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Exhibition Storage	100	0.00	234.22	72770	Exhibition Storage
12	2	230	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	6.16	01110	Janitor's Closet
12	2	232	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	7.47	01210	Corridor
12	2	234K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	20.91	01210	Corridor
4	B01	23A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Freight Elevator	100	0.00	7.86	01220	Elevator
4	B01	23B	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Exhibition Storage	100	0.00	6.21	72770	Exhibition Storage
4	B01	23C	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Exhibition Storage	100	0.00	11.88	72770	Exhibition Storage
12	2	240	130	University College	05300	University College	14.0	Common Use And Student Activity	14.3	General Lounge Space	Lounge	100	30.00	68.94	75100	Lounge
12	2	240A	130	University College	05300	University College	14.0	Common Use And Student Activity	14.3	General Lounge Space	Kitchenette	100	0.00	7.97	38210	Kitchenette
12	2	241	020	Arts & Science - Humanities - St. George	00600	English, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	16.02	31310	Faculty Office Single
12	2	242	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Mechanical Area	100	0.00	7.56	01300	Mechanical Room
12	2	242K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	10.67	01210	Corridor
12	2	243	020	Arts & Science - Humanities - St. George	00600	English, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	17.18	31310	Faculty Office Single
12	2	244	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	59.00	53.98	12200	Classroom - Flat Floor
12	2	245	020	Arts & Science - Humanities - St. George	00800	Art, Department of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	17.72	31310	Faculty Office Single
12	2	247	020	Arts & Science - Humanities - St. George	01200	History, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	17.64	31310	Faculty Office Single
12	2	248	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	23.00	37.08	13000	Seminar Room
12	2	249	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single (SDS)	100	1.00	16.36	31310	Faculty Office Single
12	2	249K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	49.14	01210	Corridor
4	B01	25	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor/Shipping/Receiving	70	0.00	26.08	01210	Corridor
4	B01	25	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Corridor/Shipping/Receiving	30	0.00	11.18	01210	Corridor
12	2	251	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Admin Office (Sexual Diversity)	100	1.00	19.82	34110	Supp Admin Office Single
12	2	251K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	53.99	01230	Stairs
12	2	253	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Conference Room (Sexual Diversity)	100	0.00	34.33	38100	Conference Room
12	2	254	020	Arts & Science - Humanities - St. George	02000	Religion, Dept & Centre for Study of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	18.17	31310	Faculty Office Single
12	2	255	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	22.00	32.68	13000	Seminar Room

12	2	256	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	45.00	57.18	12200	Classroom - Flat Floor
12	2	257	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcizd Seminar Room	100	22.00	30.54	13000	Seminar Room
12	2	258	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Men	100	0.00	12.53	01410	Washroom - Men
12	2	258A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	3.83	01110	Janitor's Closet
12	2	258B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Women	100	0.00	8.12	01420	Washroom - Women
12	2	258V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	2.19	01210	Corridor
12	2	259	130	University College	05300	University College	2.0	Laboratory - Undergraduate	2.2	Unscheduled Class Lab	UC Success Centre	100	0.00	45.05	22700	Special Class Lab
12	2	259A	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Admin Office Single (Success Centre)	100	0.00	10.52	34110	Supp Admin Office Single
12	2	259B	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Storage (Success Centre)	100	0.00	3.35	84561	Storage
12	2	259C	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Storage (Success Centre)	100	0.00	4.18	84561	Storage
12	2	259D	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.3	Classroom Service Space	Audiovisual Equipment Storage	100	0.00	10.01	63770	Audiovisual Storage
12	2	259K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	70.28	01210	Corridor
12	2	259S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	12.25	01230	Stairs
12	2	259V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.15	01210	Corridor
4	B01	25A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Washroom - Men/Women	100	0.00	5.04	01460	Washroom - Men/Women
4	B01	25S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	5.10	01230	Stairs
4	B01	26	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Professional Office Single	100	1.00	14.56	31410	Professional Office Single
12	2	260K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	5.42	01210	Corridor
12	2	261	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	48.00	77.47	12200	Classroom - Flat Floor
12	2	261A	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.3	Classroom Service Space	Control Room	100	0.00	6.60	63730	Control Room
12	2	261B	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.3	Classroom Service Space	Storage	100	0.00	1.60	17900	Classroom Storage
12	2	261K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	25.15	01210	Corridor
12	2	261S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	28.28	01230	Stairs
12	2	263	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	13.30	01230	Stairs
12	2	266	130	University College	05300	University College	1.0	Classroom Facilities	1.3	Classroom Service Space	East Hall, Exam Room	100	120.00	253.37	11200	Lecture Theatre/Auditorium-Flat Floor
4	B01	26A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Equipment Room	100	0.00	3.40	01311	Telephone Equipment
4	B01	27	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Professional Office Single	100	1.00	14.42	31410	Professional Office Single
12	2	271	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	3.81	01110	Janitor's Closet
12	2	272	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	18.48	31310	Faculty Office Single
12	2	272A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	92.14	01210	Corridor
12	2	272B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	29.90	01210	Corridor
12	2	272C	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	15.04	01210	Corridor
12	2	272D	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	14.70	01210	Corridor
12	2	272S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	29.05	01230	Stairs
12	2	273	130	University College	05300	University College	1.0	Classroom Facilities	1.3	Classroom Service Space	West Hall, Exam Room	100	110.00	265.99	11200	Lecture Theatre/Auditorium-Flat Floor
12	2	273K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	20.79	01210	Corridor
12	2	273S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	36.87	01230	Stairs
12	2	275	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	West Hall Kitchen	100	0.00	12.17	38210	Kitchenette
12	2	275K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	19.01	01210	Corridor
12	2	277	020	Arts & Science - Humanities - St. George	00600	English, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	28.00	31310	Faculty Office Single
12	2	279	020	Arts & Science - Humanities - St. George	00450	Drama, Theatre And Performance Studies, Centre for	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	17.21	31310	Faculty Office Single
12	2	279K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	8.25	01210	Corridor
4	B01	28	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Professional Office Single	100	1.00	6.94	31410	Professional Office Single
12	2	280K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	9.28	01210	Corridor
12	2	280S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	14.19	01230	Stairs
12	2	281	020	Arts & Science - Humanities - St. George	00600	English, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	24.62	31310	Faculty Office Single

12	2	283	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Storage Room	100	0.00	15.27	37900	Office Storage
12	2	283S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	4.05	01230	Stairs
12	2	285	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Emeritus Office Multi	100	3.00	31.06	31355	Retired Faculty Members
12	2	285A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	3.55	01230	Stairs
12	2	285B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor/Electrical Room	100	0.00	10.74	01210	Corridor
4	B01	28A	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Professional Office Single	100	1.00	7.41	31410	Professional Office Single
4	B01	29	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Exhibition Workshop	100	0.00	313.82	72720	Exhibition Workshop
4	B01	31	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Accessible Pipe Space	100	0.00	181.11	01391	Accessible Pipe Space
20	3	312	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Washroom - Men/Women	100	0.00	12.89	01460	Washroom - Men/Women
20	3	312K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	12.19	01230	Stairs
20	3	312S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	14.30	01230	Stairs
20	3	314	030	Arts & Science - Social Sciences - St. George	02850	Public Policy & Governance, School of	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	48.00	104.75	12200	Classroom - Flat Floor
20	3	317	030	Arts & Science - Social Sciences - St. George	02850	Public Policy & Governance, School of	14.0	Common Use And Student Activity	14.3	General Lounge Space	Student Lounge	100	14.00	17.25	75150	Lounge - Common Room
20	3	317K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100		20.83	01210	Corridor
20	3	318	030	Arts & Science - Social Sciences - St. George	02850	Public Policy & Governance, School of	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Breakout Room	100	4.00	10.60	13000	Seminar Room
20	3	320	030	Arts & Science - Social Sciences - St. George	02850	Public Policy & Governance, School of	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Breakout Room	100	4.00	10.63	13000	Seminar Room
20	3	322	030	Arts & Science - Social Sciences - St. George	02850	Public Policy & Governance, School of	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Breakout Room	100	4.00	12.37	13000	Seminar Room
20	3	330	030	Arts & Science - Social Sciences - St. George	02850	Public Policy & Governance, School of	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	50	21.00	48.36	12200	Classroom - Flat Floor
20	3	330	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	50	21.00	48.36	12200	Classroom - Flat Floor
20	3	330K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	71.48	01210	Corridor
20	3	332	030	Arts & Science - Social Sciences - St. George	02850	Public Policy & Governance, School of	19.0	Other University Facilities	19.5	Inactive - Assignable	Inactive (Was Office)	100	1.00	16.55	93100	Inactive / Assignable
20	3	332K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	14.38	01210	Corridor
20	3	334	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	4.82	01110	Janitor's Closet
20	3	336E	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Elevator	100	0.00	3.25	01220	Elevator
20	3	338	760	Facilities and Services - St. George	58300	Building Services, Grounds & Trades	9.0	Plant Maintenance	9.1	Plant Maintenance	Cleaning Supplies	100	0.00	15.38	84561	Storage
20	3	338K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	21.33	01210	Corridor
20	3	339	130	University College	05300	University College	4.0	Common Use And Student Activity	14.1	Student Office And Support Space	Canadian Studies Student Union	100	0.00	34.17	32000	Student Offices
20	3	339S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	29.80	01230	Stairs
4	B01	34	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	4.36	01110	Janitor's Closet
4	B01	34A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.70	01210	Corridor
4	B01	34B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	2.11	01210	Corridor
4	B01	34C	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Storage	100	0.00	1.82	84561	Storage
4	B01	34E	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Elevator	100	0.00	5.48	01220	Elevator
20	3	351	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.2	Research Office/Project Space	Post-Doctoral Fellow Office	100	1.00	13.59	31540	Post-Doctoral Fellow Office
20	3	352	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Storage Room	100	0.00	15.37	84561	Storage
20	3	353	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	13.93	31310	Faculty Office Single
20	3	354	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	12.83	31310	Faculty Office Single
20	3	355	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	13.86	31310	Faculty Office Single
20	3	356	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	13.66	31310	Faculty Office Single
20	3	357	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.2	Research Office/Project Space	Post-Doctoral Fellow Office	100	1.00	21.09	31540	Post-Doctoral Fellow Office

20	3	357A	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Private Toilet	100	0.00	2.38	37190	Private Toilet/Washroom
20	3	357K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	28.28	01210	Corridor
20	3	357S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	12.81	01230	Stairs
20	3	358S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	12.21	01230	Stairs
4	B01	35B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Air Conditioning	100	0.00	66.52	01334	Air Conditioning Etc
20	3	366	130	University College	05300	University College	1.0	Classroom Facilities	1.3	Classroom Service Space	East Hall Balcony	100	30.00	35.61	11300	Lecture Theatre/Auditorium-Balcony
4	B01	37	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.34	01210	Corridor
20	3	371	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Washroom - Men/Women	100	0.00	2.82	01460	Washroom - Men/Women
20	3	372	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	4.88	01110	Janitor's Closet
20	3	372A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	3.58	01110	Janitor's Closet
20	3	372S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	12.86	01230	Stairs
20	3	373	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office (Health Studies)	100	1.00	19.99	31310	Faculty Office Single
20	3	373S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	5.24	01230	Stairs
20	3	375	020	Arts & Science - Humanities - St. George	00800	Art, Department of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	18.55	31310	Faculty Office Single
20	3	376	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	30.00	127.45	13000	Seminar Room
20	3	376K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	32.63	01210	Corridor
20	3	376S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	8.24	01230	Stairs
20	3	377	020	Arts & Science - Humanities - St. George	00800	Art, Department of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	13.55	31310	Faculty Office Single
4	B01	37A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Women	100	8.00	25.66	01420	Washroom - Women
4	B01	38A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	11.17	01210	Corridor
4	B01	39	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.22	01210	Corridor
4	B01	39A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Men	100	4.00	8.97	01410	Washroom - Men
4	B01	39B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Men	100	8.00	10.81	01410	Washroom - Men
4	B01	39K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	37.44	01210	Corridor
4	B01	39S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	5.48	01230	Stairs
4	B01	40	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	104.00	106.11	12200	Classroom - Flat Floor
24	4	401	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Air Conditioning	100	0.00	479.08	01334	Air Conditioning Etc
24	4	401S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	4.70	01230	Stairs
24	4	401V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	1.61	01210	Corridor
4	B01	40S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	5.35	01230	Stairs
4	B01	41	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.2	Research Office/Project Space	Research Office (Sexual Diversity)	100	2.00	16.80	20950	Research Office
4	B01	41K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	16.88	01210	Corridor
4	B01	43	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.2	Research Office/Project Space	Research Office (Sexual Diversity)	100	2.00	16.80	20950	Research Office
4	B01	44	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Seminar Room	100	22.00	50.11	13000	Seminar Room
4	B01	44A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Electrical Room	100	0.00	6.50	01336	Electrical Room
4	B01	45	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Multi (Sci for Peace)	100	2.00	17.04	31320	Faculty Office Multi
4	B01	47K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	34.97	01210	Corridor
4	B01	48	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Emeriti Office Multi	100	5.00	36.93	31355	Retired Faculty Members
4	B01	49	130	University College	05300	University College	14.0	Common Use And Student Activity	14.2	Recreational Facilities And Service	Locker Room	100	0.00	15.38	17700	Locker Room
4	B01	49A	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Office Storage	100	1.00	14.00	37900	Office Storage
4	B01	49B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Storage	100	0.00	6.18	84561	Storage
4	B01	49K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	45.09	01210	Corridor
4	B01	49S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	8.97	01230	Stairs
4	B01	49T	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Telephone Booth	100	0.00	2.12	01312	Telephone Booth
4	B01	50	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Multi	100	2.00	17.28	31320	Faculty Office Multi
4	B01	51	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	20.00	29.44	13000	Seminar Room
4	B01	52	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	61.00	56.81	12200	Classroom - Flat Floor

4	B01	53	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	18.00	27.49	13000	Seminar Room
4	B01	54	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Women	100	0.00	11.30	01420	Washroom - Women
4	B01	54A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Men	100	0.00	8.71	01410	Washroom - Men
4	B01	54B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	5.41	01110	Janitor's Closet
4	B01	54K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	37.91	01210	Corridor
4	B01	54V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	2.09	01210	Corridor
4	B01	55	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	18.00	27.18	13000	Seminar Room
4	B01	56S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	16.74	01230	Stairs
4	B01	57	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	21.00	36.79	13000	Seminar Room
4	B01	58	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Lounge	100	10.00	17.71	75100	Lounge
4	B01	58K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	28.16	01210	Corridor
4	B01	59	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	IT Workroom/IT Office	50	0.00	19.17	37210	General Workroom
4	B01	59	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	IT Workroom/IT Office	50	0.00	19.17	37210	General Workroom
4	B01	61	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Telephone Equipment	100	0.00	21.23	01311	Telephone Equipment
4	B01	61A	760	Facilities and Services - St. George	58300	Building Services, Grounds & Trades	9.0	Plant Maintenance	9.1	Plant Maintenance	Cleaning Supplies Storage	100	0.00	4.59	84561	Storage
4	B01	61B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Telephone Equipment	100	0.00	91.09	01311	Telephone Equipment
4	B01	61C	760	Facilities and Services - St. George	58300	Building Services, Grounds & Trades	9.0	Plant Maintenance	9.1	Plant Maintenance	Cleaning Supplies Storage	100	0.00	12.82	84561	Storage
4	B01	61S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	6.31	01230	Stairs
4	B01	63	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	20.00	30.49	13000	Seminar Room
4	B01	65	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	34.00	54.00	13000	Seminar Room
4	B01	67	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	34.00	54.00	13000	Seminar Room
4	B01	69	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Spcldz Seminar Room	100	22.00	33.22	13000	Seminar Room
4	B01	69A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	15.77	01210	Corridor
4	B01	69K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	83.23	01210	Corridor
4	B01	71	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Mechanical Area	100	0.00	7.32	01300	Mechanical Room
4	B01	72S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	7.68	01230	Stairs
4	B01	72V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	14.86	01210	Corridor
4	B01	77	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Generator	100	0.00	10.14	01333	Generator Etc
4	B01	78	760	Facilities and Services - St. George	58300	Building Services, Grounds & Trades	9.0	Plant Maintenance	9.1	Plant Maintenance	Women's Change Room	100	0.00	7.06	01120	Custodial Lockers
4	B01	78A	760	Facilities and Services - St. George	58300	Building Services, Grounds & Trades	9.0	Plant Maintenance	9.1	Plant Maintenance	Custodial Lockers	100	0.00	7.71	01120	Custodial Lockers
4	B01	79	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Office Storage/Telephone Equipment	50	0.00	27.07	01311	Telephone Equipment
4	B01	79	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Office Storage/Telephone Equipment	50	0.00	27.07	01311	Telephone Equipment
4	B01	79K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	32.04	01210	Corridor
4	B01	80	760	Facilities and Services - St. George	58300	Building Services, Grounds & Trades	9.0	Plant Maintenance	9.1	Plant Maintenance	Men's Change Room	100	0.00	19.27	01120	Custodial Lockers
4	B01	81	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Pipe Closet	100	0.00	8.14	01390	Other Mechanical Area
4	B01	81V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	19.86	01210	Corridor
4	B01	82	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Maintenance Storeroom	100	0.00	9.96	01130	Maintenance Storeroom
4	B01	85	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	50.00	60.63	12200	Classroom - Flat Floor
4	B01	85A	760	Facilities and Services - St. George	58300	Building Services, Grounds & Trades	9.0	Plant Maintenance	9.1	Plant Maintenance	Grounds Tool Storage/Lunchroom	100	0.00	27.32	84561	Storage
4	B01	87	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	50.00	58.99	12200	Classroom - Flat Floor
4	B01	89	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	4.02	01210	Corridor
4	B01	89A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Women	100	0.00	19.04	01420	Washroom - Women
4	B01	91	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	4.02	01210	Corridor
4	B01	91A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Men	100	0.00	19.21	01410	Washroom - Men
4	B01	91K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	60.28	01210	Corridor
4	B01	93	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Custodial Area	100	0.00	6.82	01100	Custodial Area
8	1	A101	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Classroom - Flat Floor	100	67.00	70.60	12200	Classroom - Flat Floor
8	1	A101K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	34.46	01210	Corridor



8	1	A101S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	14.80	01230	Stairs
8	1	A102	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Alumni Booksale Office	100	1.00	19.17	34110	Supp Admin Office Single
8	1	A102K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	7.41	01210	Corridor
8	1	A103	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Alumni Booksale Office	100	1.00	21.60	34110	Supp Admin Office Single
12	2	A201	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	SDS Visiting Faculty	100	1.00	17.14	31310	Faculty Office Single
12	2	A201K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.65	01210	Corridor
12	2	A202	020	Arts & Science - Humanities - St. George	00600	English, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	20.22	31310	Faculty Office Single
12	2	A203A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Maintenance Storeroom	100	0.00	4.09	01130	Maintenance Storeroom
12	2	A203K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	21.54	01210	Corridor
12	2	A203S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	16.33	01230	Stairs
12	2	A204	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.41	01210	Corridor
12	2	A204A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Men	100	9.00	17.85	01410	Washroom - Men
12	2	A205	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.41	01210	Corridor
12	2	A205A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Women	100	7.00	15.44	01420	Washroom - Women
12	2	A205B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Storage Room	100	0.00	2.21	84561	Storage
20	3	A301	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	SDS Student Union	100	1.00	17.14	32000	Student Offices
20	3	A301K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.47	01210	Corridor
20	3	A302	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Emeritus Office	100	1.00	20.44	31355	Retired Faculty Members
20	3	A303	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	19.49	31310	Faculty Office Single
20	3	A304	020	Arts & Science - Humanities - St. George	00800	Art, Department of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	19.83	31320	Faculty Office Multi
20	3	A305	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Maintenance Storeroom	100	0.00	0.56	01130	Maintenance Storeroom
20	3	A306	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.2	Research Office/Project Office	Post-Doctoral Fellow Office	100	1.00	14.49	31540	Post-Doctoral Fellow Office
20	3	A307	130	University College	05300	University College	19.0	Other University Facilities	19.5	Inactive - Assignable	Inactive / Assignable	100	2.00	15.53	93100	Inactive / Assignable
20	3	A308K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	7.74	01210	Corridor
20	3	A308S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	11.86	01230	Stairs
8	1	B101	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	12.77	31310	Faculty Office Single
8	1	B101V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	4.09	01210	Corridor
8	1	B102	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	0.53	01110	Janitor's Closet
8	1	B102K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	10.08	01230	Stairs
8	1	B103	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Storage Room	100	0.00	2.12	84561	Storage
8	1	B103I	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Men	100	6.00	14.87	01410	Washroom - Men
8	1	B103K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	5.72	01230	Stairs
8	1	B104	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Coat Rack/Closet	100	0.00	0.74	37120	Coat Rack/Closet
12	2	B201	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Computer Room (Health Studies)	100	0.00	14.50	37500	Computer Room
12	2	B201K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	6.13	01210	Corridor
12	2	B202	030	Arts & Science - Social Sciences - St. George	02800	Political Science, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	17.34	31310	Faculty Office Single
12	2	B203	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Splzld Seminar Room	100	20.00	30.11	13000	Seminar Room
12	2	B203S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	8.46	01230	Stairs
12	2	B204	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	Health Studies Student Union	100	1.00	23.07	32000	Student Offices
20	3	B301	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	22.85	31310	Faculty Office Single
20	3	B301K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.65	01210	Corridor
20	3	B302	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	15.71	31310	Faculty Office Single

20	3	B303	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	7.23	31310	Faculty Office Single
20	3	B303K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	13.47	01230	Stairs
20	3	B304	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office (Can Studies)	100	1.00	17.34	31310	Faculty Office Single
20	3	B305	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	14.50	31310	Faculty Office Single
4	B01	D006A	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	Newspaper Office	100	0.00	33.42	32000	Student Offices
4	B01	D006B	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Office Files/Storage	100	0.00	29.93	37330	Office Files
4	B01	D006C	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Office Storage	100	0.00	50.44	37900	Office Storage
4	B01	D006D	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	The Gargoyle	100	0.00	56.56	77250	Student Enterprise Room
4	B01	D006V	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	1.89	01210	Corridor
8	1	D101	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Student Life Office	100	1.00	19.86	31410	Professional Office Single
8	1	D102	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Dean of Students	100	1.00	19.82	31110	Executive Office Single
8	1	D103	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Photocopy Room (Advancement)	100	0.00	5.04	37408	Photocopy Room
8	1	D104	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Student Life Office	100	1.00	15.04	34110	Supp Admin Office Single
8	1	D105	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Student Life Office	100	2.00	24.98	34120	Supp Admin Office Multi
8	1	D105A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Closet	100	0.00	1.38	94185	Closet
8	1	D105K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	13.82	01210	Corridor
12	2	D201	020	Arts & Science - Humanities - St. George	01200	History, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	19.36	31310	Faculty Office Single
12	2	D202	020	Arts & Science - Humanities - St. George	00800	Art, Department of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	20.33	31310	Faculty Office Single
12	2	D202K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	4.18	01210	Corridor
12	2	D203	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	16.85	31310	Faculty Office Single
12	2	D203K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	17.19	01210	Corridor
12	2	D204	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	13.67	31310	Faculty Office Single
12	2	D204K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	7.73	01210	Corridor
12	2	D205S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	5.25	01230	Stairs
20	3	D301	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Splcd Seminar Room	100	27.00	42.06	13000	Seminar Room
20	3	D301K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	16.79	01230	Stairs
20	3	D302	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	4.95	31310	Faculty Office Single
20	3	D303	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	13.91	31310	Faculty Office Single
20	3	D303K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	8.96	01210	Corridor
20	3	D304	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	22.30	31310	Faculty Office Single
8	1	E100K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	15.41	01210	Corridor
8	1	E101	020	Arts & Science - Humanities - St. George	00450	Drama, Theatre And Performance Studies, Centre for	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single (Drama)	100	1.00	19.24	31310	Faculty Office Single
8	1	E102	030	Arts & Science - Social Sciences - St. George	02800	Political Science, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	19.32	31310	Faculty Office Single

8	1	E102K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	5.06	01210	Corridor
8	1	E103	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	7.90	31310	Faculty Office Single
8	1	E104	020	Arts & Science - Humanities - St. George	00450	Drama, Theatre And Performance Studies, Centre for	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Multi (Drama)	100	2.00	19.64	31320	Faculty Office Multi
4	B01	F001	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	UC Lit Club	100	0.00	18.34	32000	Student Offices
4	B01	F002	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Accessible Pipe Space	100	0.00	16.41	01391	Accessible Pipe Space
4	B01	F003	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Accessible Pipe Space	100	0.00	28.74	01391	Accessible Pipe Space
4	B01	F004	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	UC Lit Campus Office	100	2.00	11.77	77250	Student Enterprise Room
4	B01	F004K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	9.90	01210	Corridor
4	B01	F005	130	University College	05300	University College	19.0	Other University Facilities	19.5	Inactive - Assignable	Inactive / Assignable	100	0.00	10.52	93100	Inactive / Assignable
4	B01	F006K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	20.77	01210	Corridor
4	B01	F007	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	1.27	01110	Janitor's Closet
4	B01	F008	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Storage Room	100	0.00	2.83	37900	Office Storage
4	B01	F008S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	3.49	01230	Stairs
8	1	F103	020	Arts & Science - Humanities - St. George	01200	History, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Multi	100	2.00	26.96	31310	Faculty Office Single
8	1	F104	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Multi	100	2.00	32.73	31320	Faculty Office Multi
8	1	F104K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	15.47	01210	Corridor
8	1	F105	020	Arts & Science - Humanities - St. George	00450	Drama, Theatre And Performance Studies, Centre for	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single (Drama)	100	1.00	22.29	31310	Faculty Office Single
8	1	F105S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	10.34	01210	Corridor
8	1	F107	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	1.52	01110	Janitor's Closet
12	2	F201	830	Central Admin - St. George - Vice President & Provost	05350	University of Toronto Art Centre	15.0	Assembly And Exhibition Facilities	15.2	Exhibition Facilities	Curator	100	1.00	17.42	31336	Lecturer/Instructor
12	2	F202	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Office Storage	100	0.00	22.00	37900	Office Storage
12	2	F203	020	Arts & Science - Humanities - St. George	02100	Slavic Languages & Literatures, Dept	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	6.72	31310	Faculty Office Single
12	2	F204	870	Central Admin - St. George - VP University Operations	62400	UPD&C-ACE Classroom Inventory	1.0	Classroom Facilities	1.2	Non-Tiered Classrooms	Non-Splzld Seminar Room	100	18.00	26.96	13000	Seminar Room
12	2	F205	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	8.81	31310	Faculty Office Single
12	2	F205K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	9.36	01210	Corridor
12	2	F205S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	10.84	01230	Stairs
12	2	F206	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	17.61	31310	Faculty Office Single
12	2	F207	020	Arts & Science - Humanities - St. George	00600	English, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	21.22	31310	Faculty Office Single
12	2	F207K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	13.96	01210	Corridor
12	2	F208	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.3	Graduate Student Office	Teaching Assistant Office Single	100	1.00	7.45	32130	Teaching Assistant Office Single
12	2	F208F	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	1.27	01110	Janitor's Closet
12	2	F209	020	Arts & Science - Humanities - St. George	01800	Philosophy, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	19.69	31310	Faculty Office Single
12	2	F210	030	Arts & Science - Social Sciences - St. George	02800	Political Science, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	24.21	31310	Faculty Office Single
20	3	F301	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	Cog Sci Student Office	100	1.00	16.79	32000	Student Offices
20	3	F301A	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	Cog Sci Student Office	100	1.00	6.69	32000	Student Offices
20	3	F302	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Public Toilet-Men Women	100	1.00	6.42	01460	Washroom - Men/Women

20	3	F303	020	Arts & Science - Humanities - St. George	00450	Drama, Theatre And Performance Studies, Centre for	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	33.77	31310	Faculty Office Single
20	3	F303A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Janitor's Closet	100	0.00	1.25	01110	Janitor's Closet
20	3	F303K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	7.65	01210	Corridor
20	3	F303S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	11.33	01230	Stairs
20	3	F304	020	Arts & Science - Humanities - St. George	00450	Drama, Theatre And Performance Studies, Centre for	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	30.12	31310	Faculty Office Single
20	3	F305	020	Arts & Science - Humanities - St. George	01700	Near & Middle Eastern Civilizations	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	20.42	31310	Faculty Office Single
20	3	F305K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	12.65	01210	Corridor
20	3	F306	020	Arts & Science - Humanities - St. George	00800	Art, Department of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	10.66	31310	Faculty Office Single
20	3	F307	040	Arts & Science - Sciences - St. George	03700	Mathematics, Dept of	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	21.22	31310	Faculty Office Single
20	3	F309	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	15.98	31310	Faculty Office Single
20	3	F310	020	Arts & Science - Humanities - St. George	00450	Drama, Theatre And Performance Studies, Centre for	4.0	Academic Dept Offices And Related Space	4.1	Academic Offices	Faculty Office Single	100	1.00	8.12	31310	Faculty Office Single
12	2	G241	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	8.27	01230	Stairs
12	2	G241S	130	University College	05300	University College	14.0	Common Use And Student Activity	14.3	General Lounge Space	Balcony Above J.C.R.	100	0.00	20.26	75100	Lounge
4	B01	H001	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Admin Office Single (Advancement)	100	1.00	17.64	34110	Supp Admin Office Single
4	B01	H001K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	38.97	01210	Corridor
4	B01	H002	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Admin Office Multi (Advancement)	100	2.00	20.30	34120	Supp Admin Office Multi
4	B01	H003	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Office Storage	100	0.00	14.94	37900	Office Storage
4	B01	H004	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Storage(Bissell House)	100	1.00	16.00	84561	Storage
4	B01	H005	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	Storage	100	0.00	7.75	84561	Storage
4	B01	H005S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	3.67	01230	Stairs
4	B01	H006	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Washroom - Men/Women	100	0.00	7.40	01460	Washroom - Men/Women
4	B01	H006A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Washroom - Men/Women	100	0.00	1.31	01460	Washroom - Men/Women
4	B01	H006S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	12.80	01230	Stairs
4	B01	H007	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Accessible Washroom - Men/Women	100	0.00	6.87	01445	Accessible Washroom - Men/Women
4	B01	H008	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Admin Office Single (Advancement)	100	1.00	15.90	34110	Supp Admin Office Single
4	B01	H009	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Maintenance Storeroom	100	0.00	7.70	01130	Maintenance Storeroom
4	B01	H009K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	14.12	01210	Corridor
4	B01	H009S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	2.90	01230	Stairs
4	B01	H010	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Admin Office Single (Advancement)	100	1.00	22.37	34110	Supp Admin Office Single
4	B01	H011	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Admin Office Mult (Advancement)	100	2.00	23.03	34120	Supp Admin Office Multi
4	B01	H011E	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Wheelchair Lift	100	0.00	1.35	01220	Elevator
4	B01	H012	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.5	Office Support Space	Conference Room	100	0.00	73.53	38100	Conference Room
4	B01	H012S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	17.97	01230	Stairs
4	B01	H013	130	University College	05300	University College	4.0	Academic Dept Offices And Related Space	4.4	Departmental Support Staff Office	Director of Advancement	100	1.00	26.76	31210	Department Head/Director's Office
4	B01	H013S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	7.65	01230	Stairs
8	1	H102	130	University College	05300	University College	14.0	Common Use And Student Activity	14.3	General Lounge Space	Junior Common Room - UC Lit	100	0.00	161.56	75100	Lounge

8	1	H104	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	10.96	01210	Corridor
8	1	H105S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	9.79	01230	Stairs
8	1	H106	130	University College	05300	University College	7.0	Food Service	7.1	Food Facilities	Diablos Snackbar	100	0.00	12.32	91300	Snackbar Service
8	1	H106A	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Washroom - Men	100	0.00	4.61	01410	Washroom - Men
8	1	H106B	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Washroom - Women	100	0.00	6.05	01420	Washroom - Women
8	1	H106E	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Wheelchair Lift	100	0.00	1.49	01220	Elevator
8	1	H106K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	13.81	01210	Corridor
8	1	H106S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	10.14	01230	Stairs
8	1	H107	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	5.96	01210	Corridor
8	1	H108	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	Student Office	100	0.00	12.79	32000	Student Offices
8	1	H109	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	UC Athletic & Literary Society	100	1.00	14.23	32000	Student Offices
8	1	H109K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	8.77	01210	Corridor
8	1	H110	130	University College	05300	University College	14.0	Common Use And Student Activity	14.1	Student Office And Support Space	UC Athletic & Literary Society	100	0.00	17.36	32000	Student Offices
8	1	X280S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	9.73	01230	Stairs
8	1	X283	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Study	100	1.00	18.86	92335	Mar/Fam Liv Quar-Study
8	1	X284	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Bedroom	100	1.00	14.45	92310	Mar/Fam Liv Quar-Bedroom
8	1	X284K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	9.38	01210	Corridor
8	1	X285	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Closet	100	0.00	4.03	92371	Mar/Fam Liv Quar-Closet
8	1	X286	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Toilet E	100	0.00	7.69	92360	Mar/Fam Liv Quar-Toilet E
8	1	X287	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Bedroom	100	2.00	26.66	92310	Mar/Fam Liv Quar-Bedroom
8	1	X287A	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Closet	100	0.00	4.13	92371	Mar/Fam Liv Quar-Closet
4	B01	X80	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Living Room	100	0.00	40.82	92320	Mar/Fam Liv Quar-Living R
4	B01	X80A	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Closet	100	0.00	0.80	92371	Mar/Fam Liv Quar-Closet
4	B01	X80B	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Closet	100	0.00	0.80	92371	Mar/Fam Liv Quar-Closet
4	B01	X80K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	3.01	01210	Corridor
4	B01	X81	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Dining Room	100	0.00	21.72	92330	Mar/Fam Liv Quar-Dining R
4	B01	X81K	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Corridor	100	0.00	14.55	01210	Corridor
4	B01	X83	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Service	100	0.00	9.68	92380	Mar/Fam Liv Quar-Service
4	B01	X84	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Kitchen	100	0.00	35.63	92340	Mar/Fam Liv Quar-Kitchen
4	B01	X88	900	Residence - St. George	70000	University College Residence	17.0	Residential Space	17.1	Residence Living Space	Bissell House - Closet	100	0.00	2.00	92371	Mar/Fam Liv Quar-Closet
4	B01	X88S	990	Non-Assignable	99000	Non Assignable Space	16.0	Non-Assignable	16.2	Other Non-Assignable Area	Stairs	100	0.00	3.21	01230	Stairs
														13.295.94		

# Appendix 2

## **University College Revitalization – Phase 2**

### **Room Specification Sheets – Table of Contents**

#### **Croft Chapter House Conference Centre**

The Croft Chapter House Conference Centre comprises the following spaces:

Within UC183 & UC183A:

- **Croft Chapter House** p. 31

Within rooms adjacent to UC183

- **Chapter House Vestibule** p.34
- **Furniture Storage Room** p.36
- **Barrier-Free Gender-Neutral Washrooms** p.38
- **Gender-Neutral Washrooms** p.40

Within UC 185:

- **Senior Common Room** p. 42

#### **Barrier Free Entrance**

Within UC180S:

- **Entrance Lobby 180S** p. 45

# Croft Chapter House Conference Centre

## SECTION A:

**ROOM NAME:** Croft Chapter House

**Room Area:** ~ 148.5 nasm

**No. Rooms:** 1

## SECTION B:

### A. Space Purpose and Type of Activity:

The Croft Chapter House, in room 183, will be used as a large flat floor flexible conference, seminar, and event space. The circular space will primarily host conferences and seminars in 'panel discussion' arrangement and must be adaptable as event space for lectures, receptions and other events. The room should accommodate up to 120 people during standing receptions and approximately 75 in lecture style seating.

Easy access to a preparation kitchen in Senior Common Room is required, through a new direct entry in existing room 183A. Furniture storage space interior to the room or immediately adjacent to the room is required.

### B. Number of Occupants, Resident: 0

### C. Number of Occupants, Transient: up to 120, with typical occupancy between 20 to 80 people

### D. Space Relationships: Rooms 183 & 183A

**Adjacent to:** Entry vestibule 181V, Senior Common Room 185 with prep kitchenette (requires new direct entry to Senior Common Room through existing room 183A)  
**Close to:** Furniture Storage Room  
**Separate from:** n/a

### E. Visual Relationships: room should be visible from the main hall; consider use of double doors and glazing to give visual and physical connection and allow for passive surveillance.

**Adjacent to:** n/a  
**Close to:** n/a  
**Separate from:** n/a

### F. Communications:

WiFi capability with sufficient bandwidth/capacity for minimum 80 simultaneous connections.  
Ethernet/LAN connections for movable lectern  
Built-in speaker system that is appropriate for the space (room has difficult acoustics), such that audience can hear and can be heard.  
Analysis of space by acoustical consultant is recommended.



**G. Furniture and Equipment, Fixed:**

- Retractable overhead projection screen or integrated LED screen on wall

**H. Furniture and Equipment, Moveable:**

- o 8 tables sized to accommodate 6 chairs each. Tables should be stackable or collapsible for ease of storage.  
Tables should have capacity to accommodate barrier-free patrons
- o 70 task chairs
- o Movable lectern
- o Modular wood risers
- o 6 lounge chairs
- o 3 small side tables
- o Recycling & Waste containers
- o 2 Wall-mounted 52” flat panel video monitor
- o All furniture to complement heritage interior

**I. Lighting Requirements:**

- Combination of direct and indirect lighting
- Natural light is desirable with operable blinds; clerestory height may require power assisted blinds
- Manual light switches and dimmers in panels (at least 2 sets – accent lighting and general lighting)
- New suspended light fixture that may integrate AV and IT infrastructure. Lighting must complement heritage features of the room.

**J. Power Requirements:**

- At least 10 duplex outlets spaced evenly along perimeter of room
- Two duplex outlets and 2 data outlets for wall mounted recessed flat panel video monitor
- Standard duplex outlet should be located evenly throughout the area for housekeeping and maintenance purposes
- Wireless access

**K. Building Services Requirements:**

- None specified

**L. Special Systems:**

- Refer to ‘Q. Safety & Security Considerations’
- Key access to room

**M. HVAC:**

- New air-conditioning; system should maintain a suitable environment not only for users but also ensure preservation of the collection
- HVAC system should not produce any annoying background noise or vibration

- Individual room control of heating and ventilation

**N. Plumbing:**

- Not required

**O. Special Finishes:**

- All colour and material selections of furnishings and room finishes should be complementary to the heritage character of the room and its original 1859 appearance
- Restore historic detailing where appropriate, including restoration of wood and plaster lantern; cast iron, wood, and plaster dome; limestone fireplace; windows and doors; ceiling bracing
- Replace existing acoustic screen with historically sensitive wall panel system
- Finishes should be durable and readily maintained
- New carpet with pattern based on geometries of the Chapter House
- Signage including nameplate and room number

**P. Special Requirements & Other Considerations:**

- Storage space to be provided for all tables and chairs inside space of Chapter House
- Good acoustic separation from all adjacent rooms
- Acoustic design of room and audio system to improve room acoustics
- Shape of room and position of entrance doors and placement of all fixtures, switches, receptacles (light, power) should be given appropriate consideration in conjunction with furniture layout, flexible usage, and AV equipment
- All furniture and finishes to be appropriate for heritage characteristics of space.

**Q. Safety & Security Considerations:**

- Key access to room with security features

# Croft Chapter House Conference Centre

## SECTION A:

**ROOM NAME:** Croft Chapter House Vestibule

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**Room Area:** ~ 25 nasm

**No. Rooms:** 1

## SECTION B:

**A. Space Purpose and Type of Activity:**

Crush Space and entry vestibule for Croft Chapter House with overflow into circulation corridors.

**B. Number of Occupants, Resident:** 0

**C. Number of Occupants, Transient:**

**D. Space Relationships:**

**Adjacent to:** Croft Chapter House  
**Close to:** Senior Common Room  
**Separate from:** n/a

**E. Visual Relationships:**

**Adjacent to:** Croft Chapter House  
**Close to:** n/a  
**Separate from:** n/a

**F. Communications:** n/a

**G. Furniture and Equipment, Fixed:** n/a

**H. Furniture and Equipment, Moveable:**

- To be determined – likely wall mounted display case and/or notice board

## SECTION C:

**I. Lighting Requirements:**

- Combination of direct and indirect overhead lighting fixtures & wall sconces, appropriate for heritage characteristics of space
- Duplex outlets distributed for housekeeping purposes

**J. Power Requirements:**

- Duplex outlets distributed for housekeeping purposes

**K. Building Services Requirements:**

- None specified
- L. Special Systems:**
  - None specified
- M. HVAC:**
  - No special requirements
- N. Plumbing:**
  - None
- O. Special Finishes:**
  - Durable and easily maintainable finishes
  - All finishes should be appropriate for heritage characteristics of space
- P. Special Requirements & Other Considerations:**
  - None specified, although area may open out onto public corridor
- Q. Safety & Security Considerations:**
  - Keyed lock if required

# Croft Chapter House Conference Centre

## SECTION A:

**ROOM NAME:** Furniture Storage

---

**Room Area:** ~ 15 nasm

**No. Rooms:** 1

## SECTION B:

**D. Space Purpose and Type of Activity:**

Storage room for Croft Chapter House furniture. Loose furniture may be moved out of Chapter House and into Storage as needed for events

**E. Number of Occupants, Resident:** 0

**F. Number of Occupants, Transient:** 1

**I. Space Relationships:**

**Adjacent to:** n/a  
**Close to:** Croft Chapter House  
**Separate from:** n/a

**J. Visual Relationships:**

**Adjacent to:** n/a  
**Close to:** n/a  
**Separate from:** n/a

**K. Communications:** n/a

**L. Furniture and Equipment, Fixed:** n/a

**M. Furniture and Equipment, Moveable:** n/a

## SECTION C:

**I. Lighting Requirements:**

- Overhead light with manual switch

**J. Power Requirements:**

- Duplex outlets distributed for housekeeping purposes

**K. Building Services Requirements:**

- None specified

- L. Special Systems:**
  - None specified
- M. HVAC:**
  - No special requirements
- N. Plumbing:**
  - None
- O. Special Finishes:**
  - Durable floor finish
  - Consider wainscoting or half-height durable wall finishes
- R. Special Requirements & Other Considerations:**
  - Extra wide door if possible
- S. Safety & Security Considerations:**
  - Keyed lock

# Croft Chapter House Conference Centre

## SECTION A:

**ROOM NAME:** Barrier-Free Gender-Neutral Washroom

**Room Area:** allow 6 m<sup>2</sup> (counted as non-assignable space)

**No. Rooms:** 1

## SECTION B:

**A. Space Purpose and Type of Activity:**

Single use barrier-free gender-neutral washroom

**B. Number of Occupants, Resident: 0**

**C. Number of Occupants, Transient: 1**

**D. Space Relationships:**

**Adjacent to:** n/a

**Close to:** Croft Chapter House, Croft Chapter House Vestibule, Senior Common Room

**Separate from:** n/a

**E. Visual Relationships:**

**Adjacent to:** n/a

**Close to:** n/a

**Separate from:** n/a

**F. Communications:** Emergency call light/intercom

**G. Furniture and Equipment, Fixed:**

- Toilet with photosensor
- Pedestal sink
- Large mirror above sink
- Automated hand dryer
- Hand towel dispenser
- Toilet paper dispenser
- Support/grab bars as required
- Waste receptacles

**H. Furniture and Equipment, Moveable:**

- None specified

## SECTION C:

**I. Lighting Requirements:**

- Overhead lighting
- J. Power Requirements:**
  - GFI duplex outlet
- K. Building Services Requirements:**
  - None specified
- L. Special Systems:**
  - None specified
- M. HVAC:**
  - Exhaust fan leading to exterior or as required by code
- N. Plumbing:**
  - As required for washroom fixtures and by code
- O. Special Finishes:**
  - Non-slip ceramic tile flooring
  - Durable, easily maintained surfaces
- P. Special Requirements & Other Considerations:**
  - Room must conform to latest AODA requirements
- Q. Safety & Security Considerations:**
  - Lock with auto-release with indicator light
  - Emergency call button with indicator light and intercom



# Croft Chapter House Conference Centre

## SECTION A:

**ROOM NAME:** Gender-Neutral Washroom

**Room Area:** allow up to 5 m<sup>2</sup> (counted as non-assignable space)

**No. Rooms:** 1

## SECTION B:

**A. Space Purpose and Type of Activity:**

Single use gender-neutral washroom

**B. Number of Occupants, Resident: 0**

**C. Number of Occupants, Transient: 1**

**D. Space Relationships:**

**Adjacent to:** n/a

**Close to:** Croft Chapter House, Croft Chapter House Vestibule, Senior Common Room

**Separate from:** n/a

**E. Visual Relationships:**

**Adjacent to:** n/a

**Close to:** n/a

**Separate from:** n/a

**F. Communications:** n/a

**G. Furniture and Equipment, Fixed:**

- Toilet with photosensor
- Pedestal sink
- Large mirror above sink
- Automated hand dryer
- Hand towel dispenser
- Toilet paper dispenser
- Support/grab bars as required
- Waste receptacles

**H. Furniture and Equipment, Moveable:**

- None specified

## SECTION C:

**I. Lighting Requirements:**

- Overhead lighting
- J. Power Requirements:**
  - GFI duplex outlet
- K. Building Services Requirements:**
  - None specified
- L. Special Systems:**
  - None specified
- M. HVAC:**
  - Exhaust fan leading to exterior or as required by code
- N. Plumbing:**
  - As required for washroom fixtures and by code
- O. Special Finishes:**
  - Non-slip ceramic tile flooring
  - Durable, easily maintained surfaces
- R. Special Requirements & Other Considerations:**
  - n/a
- S. Safety & Security Considerations:**
  - Lock with auto-release

# Croft Chapter House Conference Centre

## SECTION A:

**ROOM NAME:** Senior Common Room

---

**Room Area:** ~ 79.3 nasm

**No. Rooms:** 1

## SECTION B:

### A. Space Purpose and Type of Activity:

Space housed in room 185 used for a range of group meeting and lounge activities for University College faculty and staff as well as for receptions and break-out discussions from adjacent Croft Chapter House. Space should include a small preparation kitchen for staff use and to service conferences and meetings in neighbouring Croft Chapter House.

### B. Number of Occupants, Resident: 0

### C. Number of Occupants, Transient: ~24

There should be seating accommodation for at least 24 faculty and staff and more during standing meetings.

### D. Space Relationships:

**Adjacent to:** Croft Chapter House; direct access to Croft Chapter House through Room 183A should be created. Foyer 180S; allow for direct access to foyer in Room 180S underneath existing staircase by creating new opening in the East wall of the Common Room. Vestibule 181V

**Close to:** n/a

**Separate from:** n/a

### E. Visual Relationships:

**Adjacent to:** Foyer 180S. Visual connection to exterior terrace

**Close to:** n/a

**Separate from:** n/a

### F. Communications:

WiFi capability with sufficient bandwidth/capacity for occupant load

Ethernet/LAN connections for photocopier/scanner (minimum 2 total connections).

### G. Furniture and Equipment, Fixed:

- Upper and lower kitchen cabinetry, lockable, with cleanable kitchen counter

**H. Furniture and Equipment, Moveable:**

- 4 Lounge Chairs
- 2 side tables
- 2 Sofas
- 2 Coffee tables
- 16 Task Chairs
- 2 Large rectangular tables, seating 6 people each. Can be configured as 1 large table.
- 2 small round table
- Recycling/waste receptacles
- Refrigerator
- Microwave
- Dishwasher
- Trolley cart for serving
- Flat panel LCD monitor

**SECTION C:**

**I. Lighting Requirements:**

- Combination of direct and indirect lighting
- Natural light is desirable with operable blinds
- Manual light switches and dimmers in panels (at least 2 sets – accent lighting and general lighting)
- New suspended light fixtures that complement heritage characteristics of room

**J. Power Requirements:**

- At least 2 duplex outlets spaced evenly along perimeter of room
- Two duplex outlets and 2 data outlets for wall mounted recessed flat panel video monitor
- Standard duplex outlet should be located evenly throughout the area for housekeeping and maintenance purposes
- Wireless access

**K. Building Services Requirements:**

- None specified

**L. Special Systems:**

- Refer to ‘Q. Safety & Security Considerations’
- Key access to room

**M. HVAC:**

- New air-conditioning; system should maintain a suitable environment not only for users but also ensure preservation of the collection
- HVAC system should not produce any annoying background noise or vibration
- Individual room control of heating and ventilation

**N. Plumbing:**

- Plumbing for 1 built-in counter sink and dishwasher

**O. Special Finishes:**

- All colour and material selections of furnishings and room finishes should be complementary to the heritage character of the room
- Restore historic detailing where appropriate, including restoration of wood and plaster details; windows and doors
- Remove acoustic panel ceiling and restore ceiling to historically appropriate appearance
- Finishes should be durable and readily maintained
- New carpet with pattern based on geometries of the Chapter House
- Signage including nameplate and room number
- Window treatments allowing for different levels of lighting, including sufficient darkness to allow for projections and video displays

**P. Special Requirements & Other Considerations:**

- Storage space to be provided for catering equipment
- Good acoustic separation from all adjacent rooms
- Shape of room and position of entrance doors and placement of all fixtures, switches, receptacles (light, power) should be given appropriate consideration in conjunction with furniture layout, flexible usage, and AV equipment

**Q. Safety & Security Considerations:**

- Key access to room with security features

## Barrier Free Entrance Vestibule

### SECTION A:

**ROOM NAME:** Entrance vestibule

---

**Room Area:** ~ 38 nasm

**No. Rooms:** 1

### SECTION B:

**A. Space Purpose and Type of Activity:**

Entry to University College providing barrier free access to new elevator at main building level, as well as the Library, and South and East Wings of University College.

**B. Number of Occupants, Resident:** 0

**C. Number of Occupants, Transient:**

**D. Space Relationships:** Room 180S

**Adjacent to:** Senior Common Room, Exterior Terrace

**Close to:** Croft Chapter House

**Separate from:** n/a

**E. Visual Relationships:**

**Adjacent to:** Visual connection with exterior terrace

**Close to:** n/a

**Separate from:** n/a

**F. Communications:** n/a

**G. Furniture and Equipment, Fixed:** n/a

**H. Furniture and Equipment, Moveable:**

- To be determined – likely wall mounted display case and/or notice board

### SECTION C:

**I. Lighting Requirements:**

- Combination of direct and indirect overhead lighting fixtures & wall sconces, appropriate for heritage characteristics of space
- Duplex outlets distributed for housekeeping purposes

**J. Power Requirements:**

- Duplex outlets distributed for housekeeping purposes

- Power supply for wheelchair lift from Terrace entrance to main building level

**K. Building Services Requirements:**

- None specified

**L. Special Systems:**

- Current accessibility strategy requires lift that would allow travel from entrance at terrace level to main building level where new central elevator would be located.

**M. HVAC:**

- No special requirements

**N. Plumbing:**

- None

**O. Special Finishes:**

- Durable and easily maintainable finishes
- All finishes should be appropriate for heritage characteristics of space

**P. Special Requirements & Other Considerations:**

- Entrance to conform to latest AODA requirements.
- AODA requirements may cause level changes to adjacent corridors such as 179K, 179S, and 178S and entire accessibility strategy should be considered.
- Exterior Terrace will ramp up to entry and should be incorporated into accessibility plan.

**Q. Safety & Security Considerations:**

- Keyed lock if required

# Appendix 4





University College  
Strategic Planning Analysis



## Acknowledgement

*A Not Unsightly Building, University College and Its History* by Douglas Richardson has been an invaluable resource throughout the preparation of this report. We wish take this opportunity to thank Professor Richardson for his permission to use images and text from it for the purposes of this report.

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**This Page:**

- 1. Detail of capital in the atrium, 2012. *Photo: THA*
- 2. Decorative metal detail on door at front entrance, 2012. *Photo: THA*
- 3. Woodwork detail of stairhall at the west end of south range, 2012. *Photo: THA*
- 4. Detail of polychromatic tile floor design in the late 1860s by Maw & Co. *Photo: Edward P. Taylor Reference Library, Art Gallery of Ontario*

# Introduction

Why is it again time to think about the physical fabric of University College?

I say 'again' because throughout its history the UC community – alumni, friends, faculty, students, and staff – have come together to build upon the glorious architecture that F. W. Cumberland and W.G. Storm bestowed on us in the mid-19<sup>th</sup> century. We have added three residences and the Union building (formerly the Women's Union building) to create a UC campus in the centre of the downtown campus of the University of Toronto. We have rebuilt after the devastating fire of 1890, added the Laidlaw wing to the main building to create a proper quad in the 1964, and restored the structural integrity of its historic core in the 1970s.

But, since that time, the main building has been mostly static, even as enrollment at U of T has doubled, the city around us has grown by leaps and bounds, the economy has become globalized, and information technology has changed the way we teach and learn. It is time for us to catch up to the 21<sup>st</sup> century.

We want to ensure that University College – the front door to the University of Toronto – remains a vital place for undergraduate students to challenge themselves intellectually and to prepare themselves for success in the world.

At the same time, we want to honour our history as the founding college of U of T, built on the values of open inquiry and accessibility to the ever-diversifying city and nation.

The projects outlined in the following pages show how University College can both preserve its architectural heritage and renew itself for today's students.

*Prof. Donald C. Ainslie*  
University College Principal



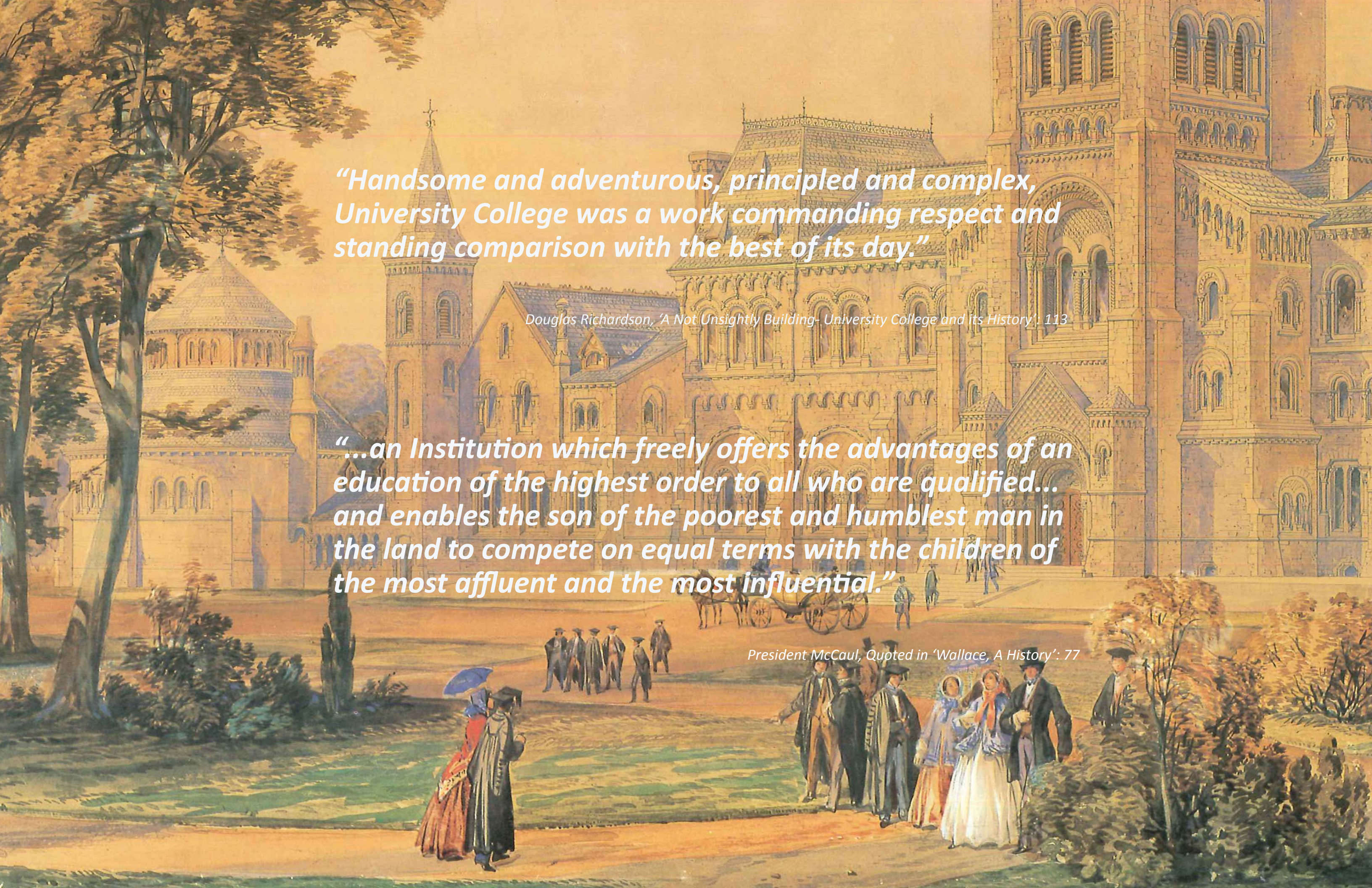
This page: A view from the vestibule through the stair lobby to the Rotunda  
Photo: John Wilson

## Table of Contents

***“ ‘Until I reached Toronto’, said the governor general, Lord Dufferin, in 1872, referring to University College, ‘I confess I was not aware that so magnificent a specimen of architecture existed upon the American continent.’ ”***

*Martin Friedland, “The University of Toronto: A History”, 2002.*

p.2	<b>ACKNOWLEDGEMENT</b>
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p.7	<b>VISION</b>
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p.16	Library
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p.42	University College Quadrangle
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p.59	<b>BIBLIOGRAPHY</b>



*“Handsome and adventurous, principled and complex, University College was a work commanding respect and standing comparison with the best of its day.”*

*Douglas Richardson, ‘A Not Unsightly Building- University College and its History’: 113*

*“...an Institution which freely offers the advantages of an education of the highest order to all who are qualified... and enables the son of the poorest and humblest man in the land to compete on equal terms with the children of the most affluent and the most influential.”*

*President McCaul, Quoted in ‘Wallace, A History’: 77*

## Vision

It would be hard to image conditions more conducive to a building's becoming a Canadian cultural icon than those that existed in Toronto in the 1850s.

The movement to create and fund a non-sectarian university had gained popular and political acceptance. The exceptionally talented architectural firm of Cumberland and Storm had been retained to design University College; Toronto was about to become the new seat of government for Ontario; and the country was participating in a collective discussion about the idea of Canada and Confederation. There was clarity of purpose and leadership among the nation's builders. It was a time of unprecedented interest in creating new institutions and constructing buildings that projected their values into the future.

The design of University College took its form from these influences. Its completion in 1859 confirmed the identity of the new university and it became a model for federated universities throughout the Commonwealth. Generations of faculty staff, students, and alumni have participated in this grand and ongoing experiment and they are drawn back to it because of its unmistakable authenticity.

The academic, research, and social life of University College continue to evolve and adapt as new ideas are explored and new ways of expressing core principles are

found. The historic building has adapted itself in response to changes in academic priorities and teaching technology.

Changes to the building affect how it is experienced. Renovations and new uses that develop out of an appreciation for the architecture, craftsmanship, and social context of University College serve to celebrate its identity and purpose. Alterations that are poorly designed or out of context serve to confuse, distract, and ultimately diminish the heritage resource.

The shift from dedicated programme to flexible spaces has changed how University College functions. The relocation of dedicated programme spaces away from the entrance tower has undermined basic planning principles. Nowhere is this more apparent than in the East and West Halls, the third-floor loft, Croft Chapter House, and the Quadrangle. These are the most important physical resources in the University College plan, each should be acting as a centre for academic and social life, and yet all struggle to demonstrate their value.

The five projects that are identified in this report target these challenging issues. The projects may vary in size and complexity but they have in common the goal of recovering the architectural identity of these historic interior spaces and create dynamic new settings for learning that will renew their sense of purpose.



**Opposite page:** Detail from a view of University College painted by W.G. Storm, probably in late 1857  
*Painting: deposited in 1880, National Gallery of Canada, Ottawa*

**This page:** Looking into the entrance way of the UC Quad from the west, 2012. *Photo: THA*



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## Conservation Approach



**Opposite page, left:** Stereoscopic view of 'University Toronto' c. 1880. *Photo: Toronto Archives Photo Collection*

**Opposite page, right:**

1. Close up of finial atop of Croft Chapter House which is still present today. *Photo: Toronto Archives Photo Collection*

2. UC Interior hallway in the east wing, no date. *Photo: University of Toronto Archives*

3. Junior Common Room c. 1930s. *Photo: Toronto Archives Photo Collection*

4. Two dozen of 266 roundels in West Hall- photograph made during the restoration in 1891. *Photo: Archives of Ontario, Horwood Collection*

5. A detail on the west side of the main doorway of University College. *Photo: University College Archives*

**This page:** Gallery over the rotunda c. 1892  
*Photo: Great Good Place*

Authenticity is one of the most fundamental qualities in an historic building or cultural landscape and helps to define its character. Authenticity arises from the “materials, forms, location, spatial configurations, uses, and specific cultural associations or meanings” connected with a site. Our understanding of heritage value in an historic place comes from how open we are to appreciating these qualities. Our preserving and maintaining these qualities ensures that the heritage resource will be available for the benefit of future generation.

The designers, educators, builders, and craftsman who created University College understood the importance of authenticity in their work and that the building would project these values into the future. These qualities have been appreciated by every generation of faculty, staff, students, parents, and alumni that have participated in the life of University College.

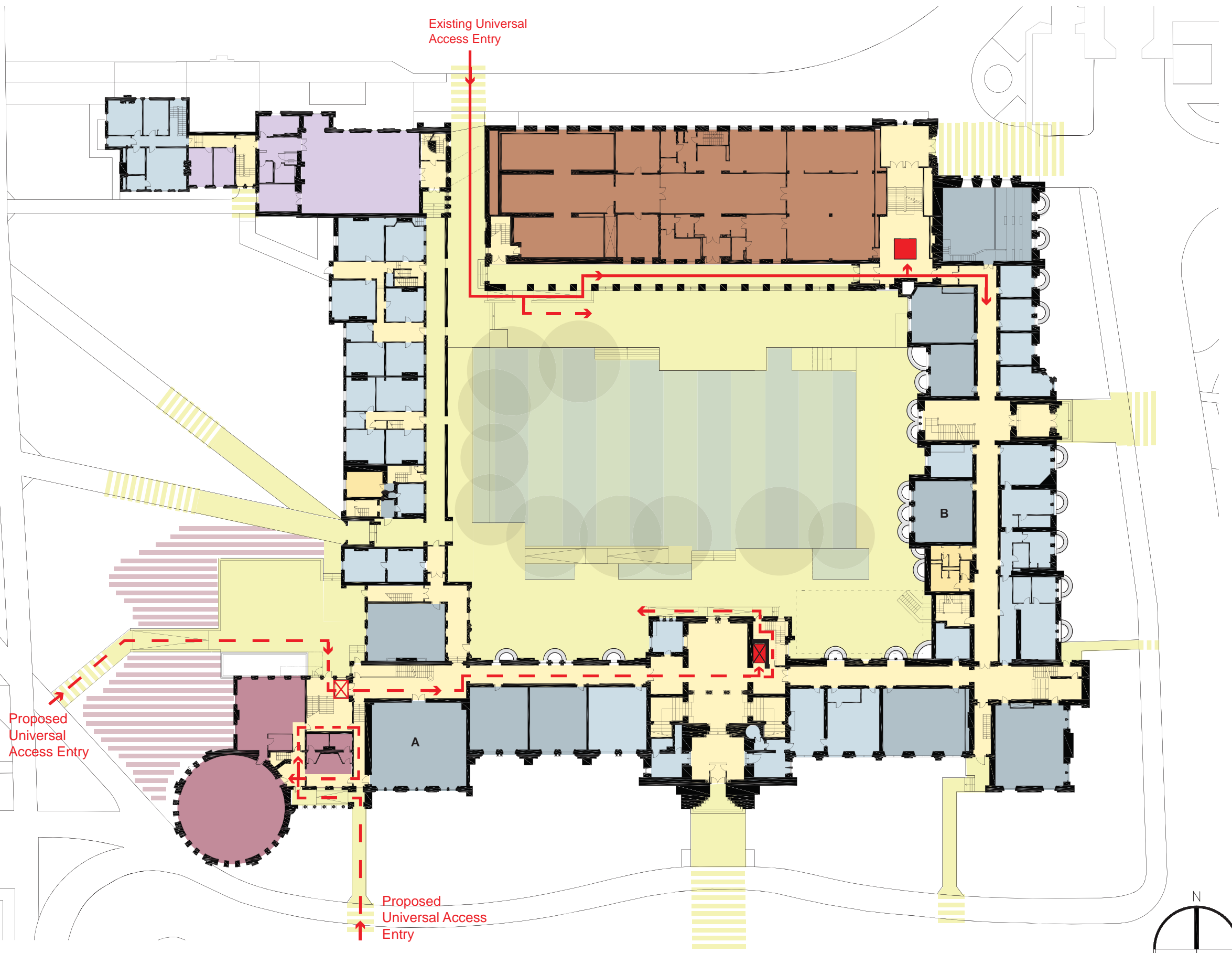
While the building has undergone periods of change and its share of dramatic events including the 1890 fire and the addition of the Laidlaw building in 1964, by and large every addition or intervention has acknowledged the overriding responsibility to preserve authenticity.

But it is also true that in the course of this work University College has had its share of loss. The decline in the quality of some heritage interiors and the underutilization of important heritage spaces in the building are taking their toll. Every building,

regardless of how architecturally significant, will go through periods of change and renewal. At these times, the building will be at risk unless the highest value is placed on the heritage resource. By ensuring that conservation principles are understood and applied consistently to the work, the building's greatest asset – its authenticity – will be preserved and celebrated.

The projects that are described in this report are based on this approach. Conservation actions that are applied to each project include:

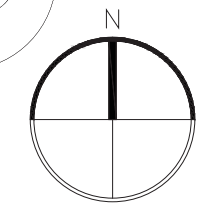
- Selective removal of finishes and interventions that no longer serve a function and undermine the appreciation and use of historic interiors.
- Conservation of the historic interiors and finishes to preserve their heritage value for future generations.
- Addition of interventions that complement and celebrate the historic place.
- Integration of infrastructure and services that add value to the historic place by enabling new occupancies and flexible programming.



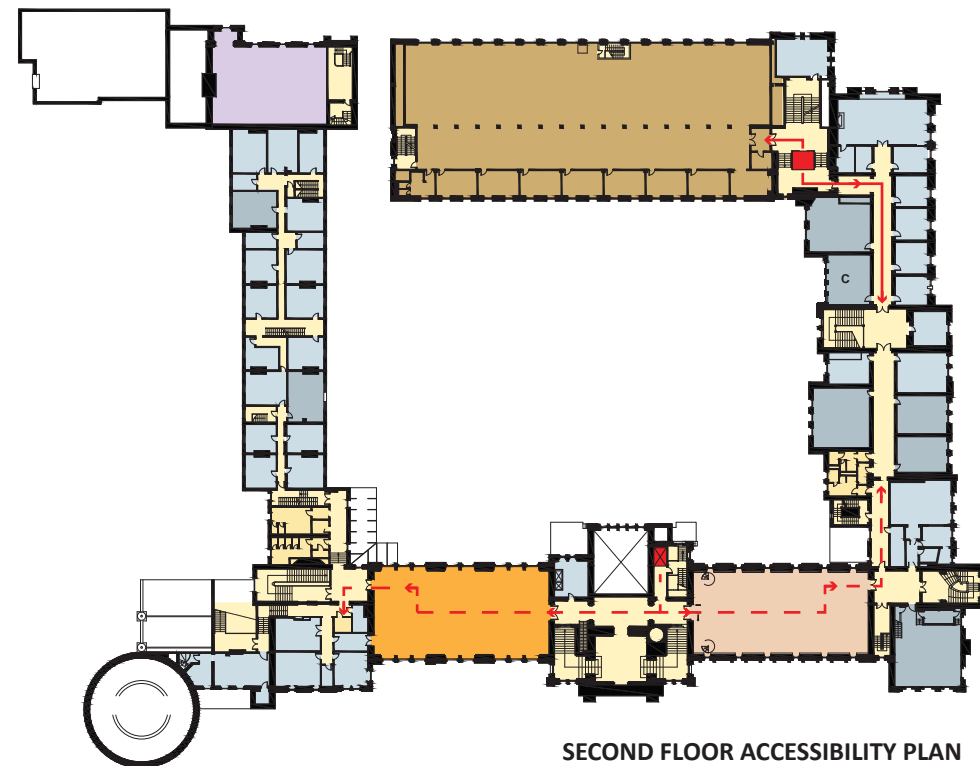
Legend	
	Indoor Circulation
	Outdoor Circulation
	Classrooms
	Faculty Offices, Administration
	Student Space
	Conference Centre at Croft Chapter House
	Library: Collections Room
	Library: Reading Room
	Future 500 Seat Classroom
	University of Toronto Art Centre
	Washroom
	Mechanical Room
<b>A</b>	Tiered Classroom - Room 179
<b>B</b>	Typical Classroom - Room 152
<b>C</b>	Typical Classroom - Room 248
	Existing Elevator
	Proposed Elevator
	Proposed Lift
	Existing Accessibility Route
	Proposed Accessibility Route

Opposite page: Second and third floor existing and proposed accessibility plans  
 Drawing: THA

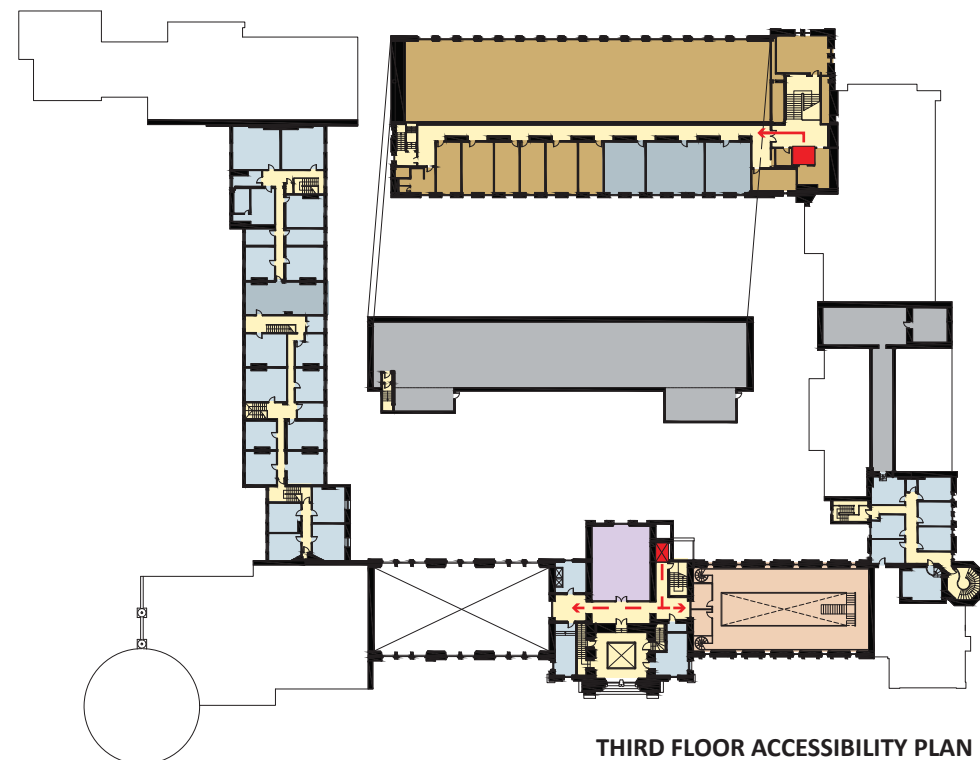
This page: Ground floor existing and proposed accessibility plan  
 Drawing: THA



## Universal Access and Way-Finding



SECOND FLOOR ACCESSIBILITY PLAN



THIRD FLOOR ACCESSIBILITY PLAN

### Universal Access

“Universal design” names the commitment to making buildings available to all users, regardless of disability. Principles of universal design have been transforming the way students, staff, and the visiting public experience the St George campus since the 1970s, and it is now affirmed through legislation and the expectations of a diverse and informed public. The importance of this initiative, reconfirmed in the 2011 St George Master Plan Framework, is underscored by the fact, that at any one time, 14% of the population requires some form of special accommodation to access services and opportunities that others take for granted. The extent to which we find innovative ways to accommodate these principles in public buildings increasingly becomes a measure of how inclusive we actually are.

The most fundamental challenges that people with special needs confront are stairs, way-finding, and washrooms. Barrier-free design addresses these needs.

University College has previously attempted to increase access for those with restricted mobility. But it is a difficult task because its much-admired historical design includes an exceptional number of stairs. Complicating this further are four disconnected third-floor levels (the central tower, the southeast tower, the Laidlaw wing, and the Cloisters wing).

The development of the projects, regardless

of how exciting they are in their own rights, could not proceed without taking up the challenge of making them accessible to all.

The ground floor diagram identifies the main existing barrier-free route of travel into the building. Its location at the back of the UC – near the service door, the garbage bins, and 200 metres away from the front door – is a significant deficiency further exacerbated by poor signage. A separate barrier-free route into the H-wing in the northwest zone of the building adds additional confusion to the status quo.

The proposed barrier-free route builds on the infrastructure of the 1974 renovations by introducing a route of entry west of the main entrance with a drop off point at King’s College Circle. Two new routes of barrier-free travel have been created:

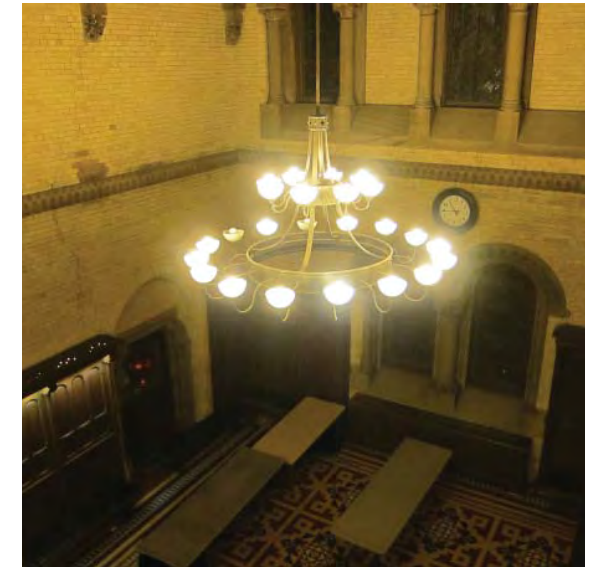
- The Croft Chapter House and the rooms that are associated with it in the proposed Conference Centre are modified by the introduction of a low stone ramp into the colonnade entrance and the creation of a clearly understood path of travel connecting all rooms and services. The existing barrier-free washrooms will be upgraded.
- Access to the ground floor level is transformed by the introduction of a ramp onto the existing terrace and a lift from the existing foyer to the ground floor. The addition of an elevator to the main entrance

pavilion provides barrier-free access to the basement and to the new Library on the second floor, as well as to the third-floor café proposed for the central tower. Barrier-free washrooms have been added on the second floor.

### General Lighting and Way-finding

Meeting the minimum standards for lighting is fundamental to universal design. Light level readings in the class and lecture rooms confirmed that they meet University guidelines. But readings in the public corridors and principal rooms during the evening revealed that the lighting levels were several times lower than the minimum recommended. For example, most of the corridors on the ground floor were operating at 30% of the recommended level and the Croft Chapter House had levels that were even worse at 10%! Inadequate lighting reduces the functionality of rooms and public spaces, as well as the sense of security. It also contributes to problems with way-finding by obscuring room labels and undermining users’ orientation particularly at transition points such as the east and west stair foyers.

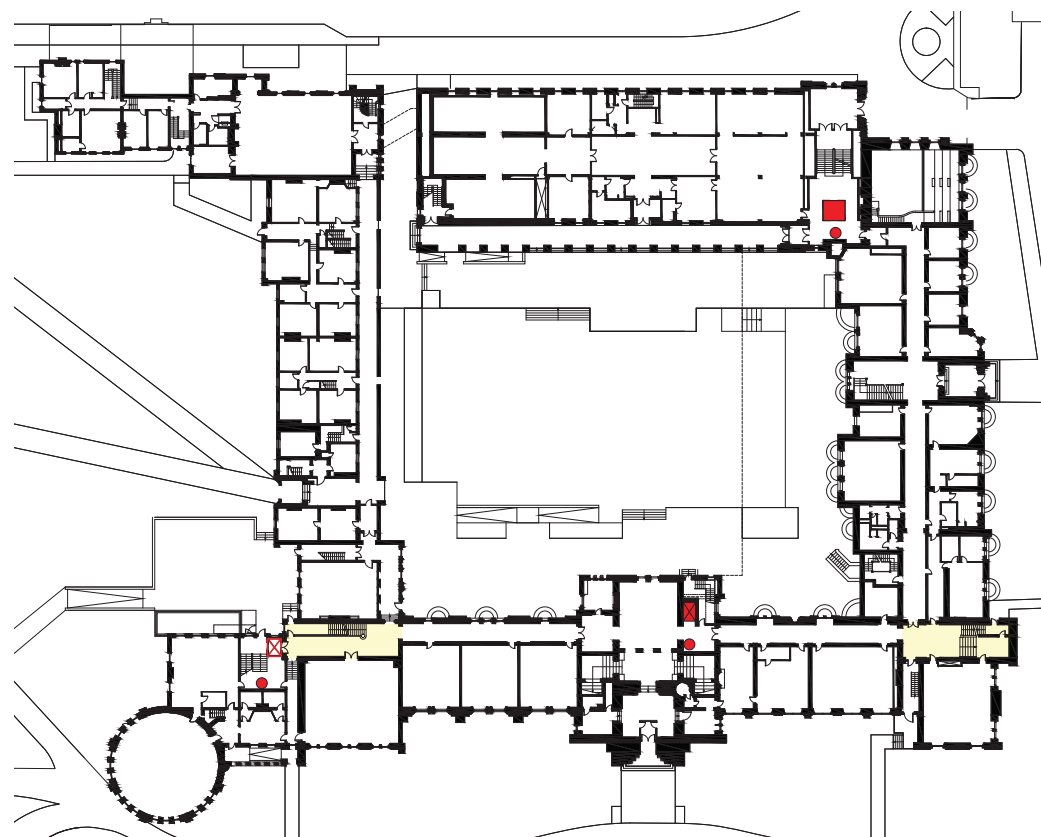
The proposals described in this report establish compliance with University guidelines and recommendations, and will significantly improve the appreciation of the interiors and way-finding throughout the building.



**Opposite page:** Location of information kiosks. Areas shaded in yellow indicate the need in general lighting improvements. *Drawing: THA*

**This page:** (top) Entrance foyer, 2012. (bottom) Hallway leading to Room 179, 2012: shows inadequate light level, despite 3 separate light fixtures. *Photo: THA*

## Programming, Terminology, and Infrastructure



### Legend

- Information Kiosks
- Existing Elevator
- Proposed Elevator
- Proposed Lift

### Computer Screen, Kiosk, and the Commemorative Wall

University College has a large and often complicated floor plan that causes much confusion. Some faculty offices and seminar rooms are located in the Cloisters wing that can be difficult to navigate. Visitors and many students find it unnecessarily complicated to reach their destinations.

Attempts have been made in the past to provide various forms of support but the problems persist. There is clear need in the building for a simple orientation system that can inform and direct students and visitors when they enter and provide them with guidance if they become lost. The project includes an information screen and desk at the main entrance near the proposed elevator. It will have substations on each floor and other entrances and will be programmed to provide direction and information on University College and campus-related events.

### Building Services System

Heating, ventilation, plumbing, and lighting systems were important considerations in the 1856 design. Since then they have been modified and replaced many times; for example, kerosene lighting was replaced with gas and, since 1900, electricity has been used. In 1963, the Laidlaw Wing was built, later becoming the first zone in the building to provide air-conditioning when the Art Centre and archived collection were established, both of which require controlled

temperatures and humidity. In 1974, the cast iron radiators were replaced with fin type perimeter heating. Air conditioning systems have continued to be added on an incremental basis.

Approximately 70% of University College remains without air conditioning, instead relying on passive air movement.

Unfortunately, the introduction of fire separations in the 1970s may have reduced the effectiveness of passive systems. Heat buildup in summer months conflicts with office activities and special events.

Two of the proposed interventions – the introduction of a 35,000-volume library and reading room and the rehabilitation of the Croft Chapter House and its ancillary rooms into a meeting and conference facility – will require the introduction of new ventilation and air conditioning systems.

A report on the existing Mechanical and Electrical services describes the preferred system: the extension of the central chilled water system from the Gerstein Library to the College.

### Electrical, Information Technology (IT), and Audiovisual (AV) Systems

Many of the classrooms and the current library do not have sufficient electrical outlets for laptops and other contemporary electronics. When outlets have been added, they are surface mounted, often damaging original finishes.

Audiovisual equipment, such as the booth in the tiered classroom (room 179) and the recording and language laboratories on the second floor are antiquated, have little application to contemporary coursework, or are underutilized.

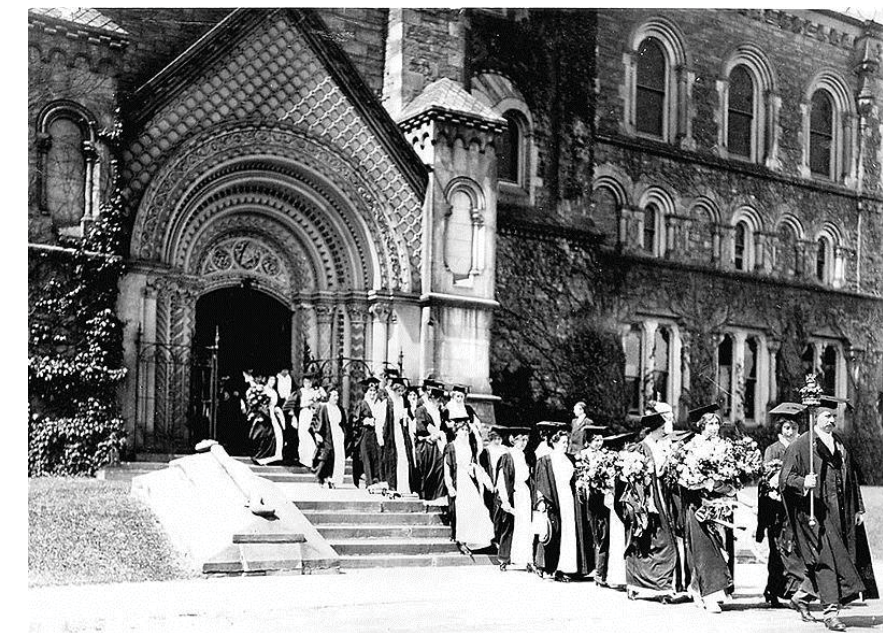
Students and faculty need access to the latest technology for communication, learning, and research. The proposed Library, Conference Centre at the Croft Chapter House, and the model classrooms are equipped with infrastructure that puts them at the forefront of technology on campus. The Croft Chapter House will address its more demanding conference and meeting room programme needs using a suspended fixture that will incorporate lighting, sound, projectors, and screens.

Infrastructure will be extended into the quadrangle so that programming for the space can expand. This will include general lighting in the trees (similar to Massey College), appropriate wiring to allow for limited staging and installations to take place, and wireless internet services.

## The Projects

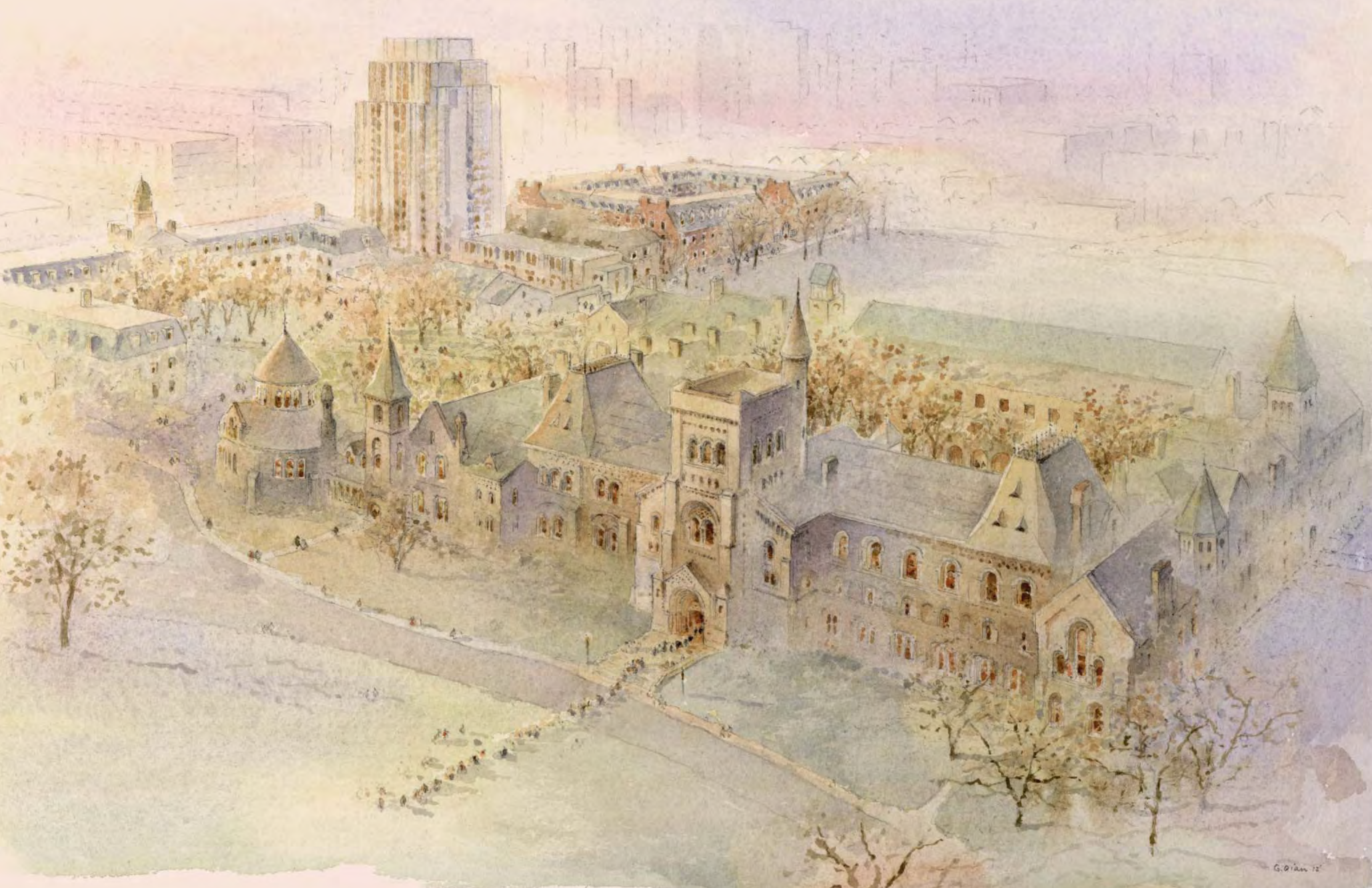
***“It was not only the principles along which the designs were developed and the style in which the work was carried out that made U.C. one of the proudest and most flamboyant monuments of its era - an era conscious of the revolutionary changes it witnessed - but also the very functions the College was meant to serve and the social philosophy it embodied.”***

*Douglas Richardson, ‘A Not Unsightly Building- University College and its History’: 113*



Opposite page: University College Campus Overview  
Watercolour rendering: Guanghao Qian

This page: Women graduates U of T c. 1915  
Photo: Wikipedia



## The Library

The original design team of Cumberland and Storm boldly decided to draw all the major programme areas, including the museum of natural science, the ethnographic and geological collections, a 35,000 volume library, scientific and research laboratories, teaching and lecture amphitheatres, and the President's office into a single elevation. The front of the building was thus emblematic of the ideals of the university and it has never ceased to speak to how University College and the University as a whole evolve and adapt to change.

The withdrawal of important program uses from these spaces over the past 50 years has thus weakened the College's identity and undermined its function as a generator of student engagement.

The relocation of the library to the Laidlaw addition on the north side of the quadrangle in 1964 and the development of vibrant alternative venues elsewhere contribute to the problem.

Returning the library to the second floor and reinterpreting the programme will transform how the faculty, students, staff, and visitors identify with the building.

This and Opposite page: Sectional Diagram

Ground Floor - Conference Centre at Croft Chapter House  
 Tiered Classroom: Room 179  
 Principal's Office  
 Classroom: Room 152

Second Floor - Library: Reading Room and Collections Room

Third Floor - Library: Collections Room Mezzanine  
 - Loft Café

Drawing: THA



## CONFERENCE CENTRE AT CROFT CHAPTER HOUSE

ROOM 179 - TIERED CLASSROOM

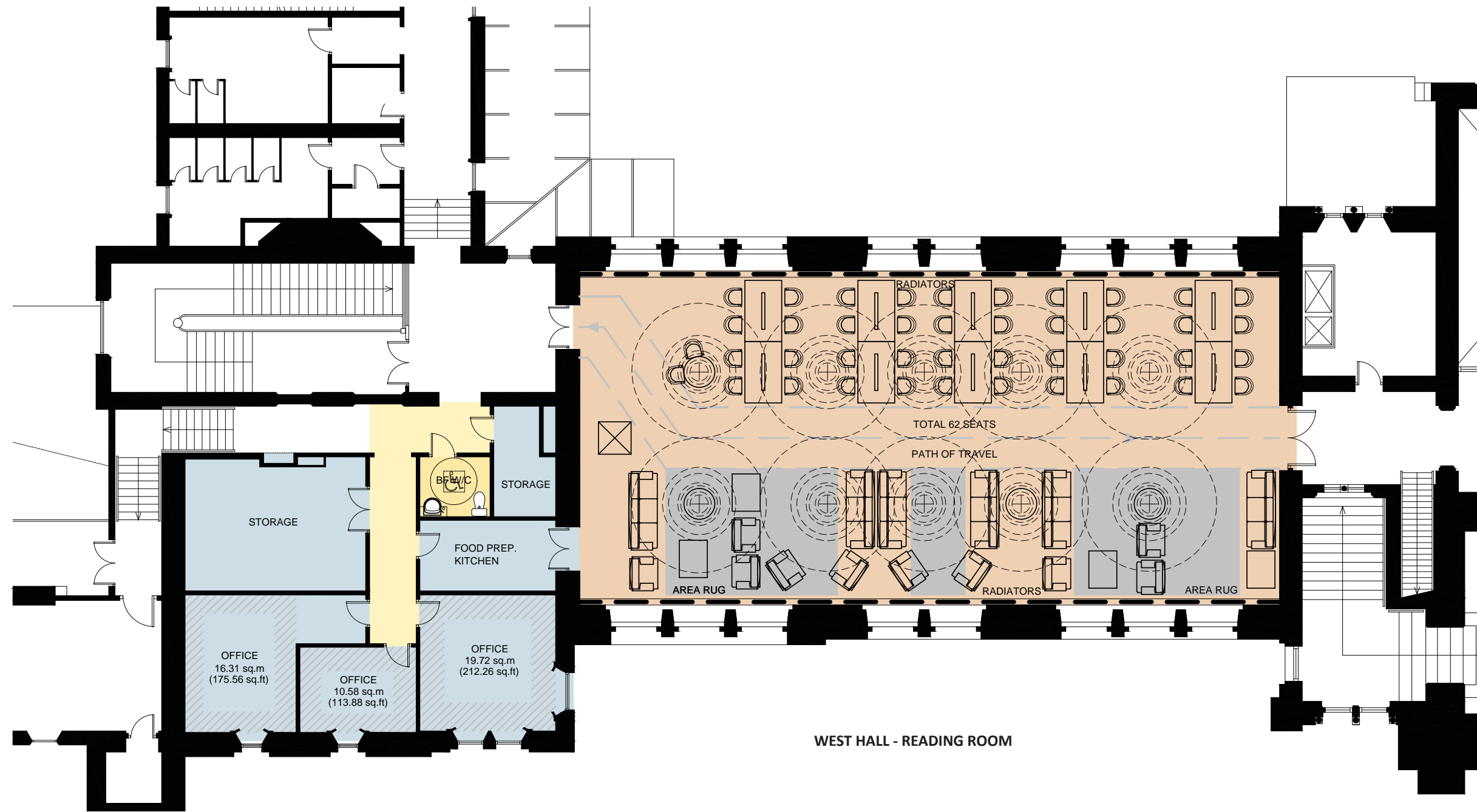
WEST HALL - READING ROOM



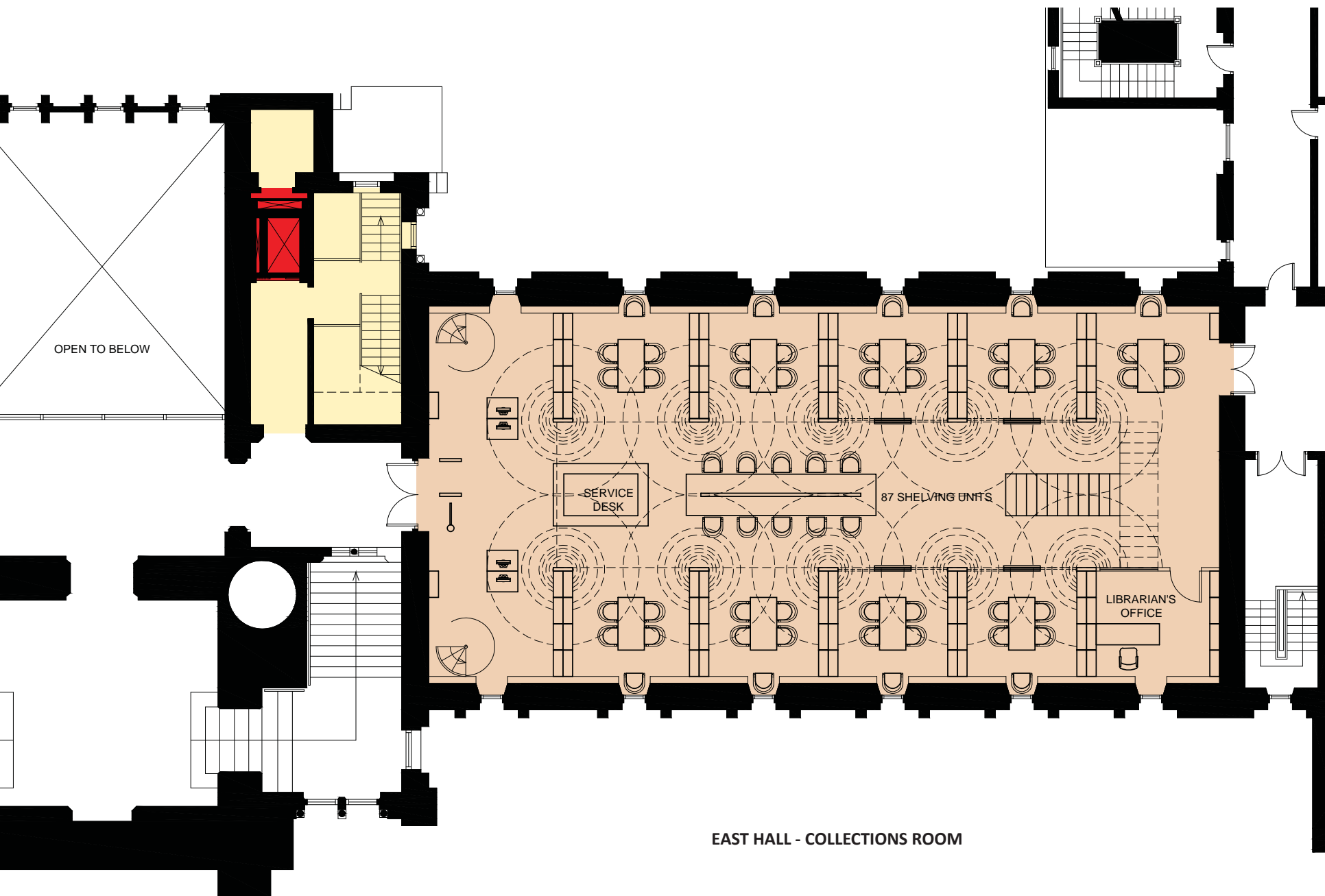


EAST HALL - COLLECTIONS ROOM

LIBRARY



# Library Floor Plan



Legend	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black;"></span>	Indoor Circulation
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4b084; border: 1px solid black;"></span>	Library: Collections Room and Reading Room
<span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid black;"></span>	Faculty Offices, Administration
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black;"></span>	Barrier Free Washroom
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; text-align: center; vertical-align: middle;">X</span>	Elevator

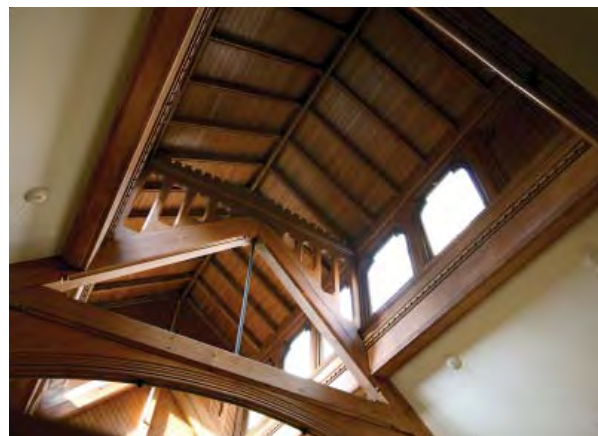
This and opposite page: Partial second floor plan showing proposed Library plan: Reading Room and its adjacent ancillary spaces (West) and Collections Room (East)  
 Drawing: THA

## The Library Loft Café

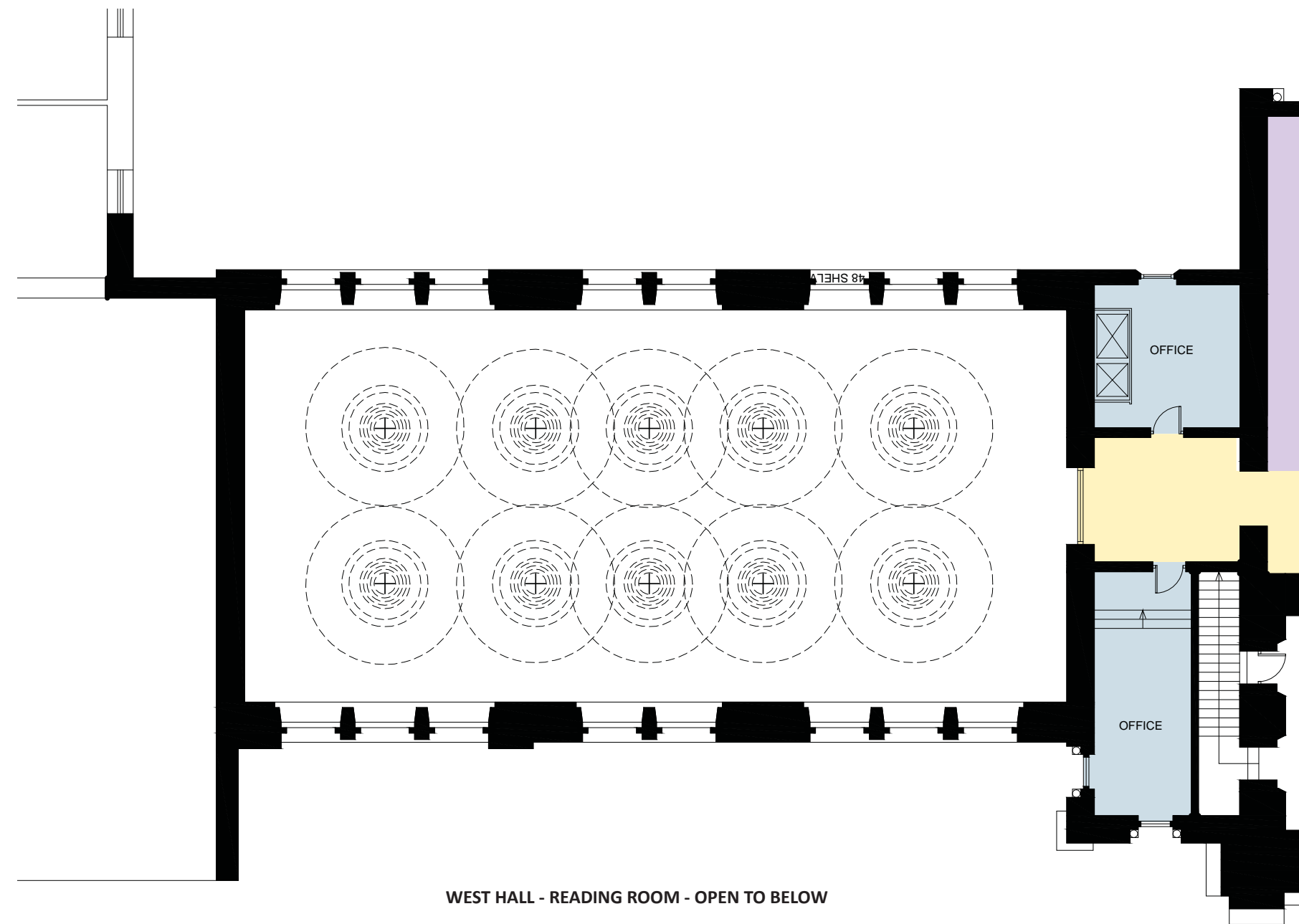
The entrance tower was originally designed to connect three important collections: the museum and library to either side of the tower on the second floor and the geology collection to the north of the tower on the third floor. The reconstruction of these rooms following the fire of 1890 converted them into independent halls for a variety of academic and assembly purposes. In order to create fire separations between the two Halls, the arched openings that overlooked the former museum and library and across the tower were filled in.

The unique, loft-like, third-floor room retains all of its character-defining attributes from the 1891 reconstruction. These include the chamfered timber trusses and clerestory lights. The historic finishes were restored in 1974.

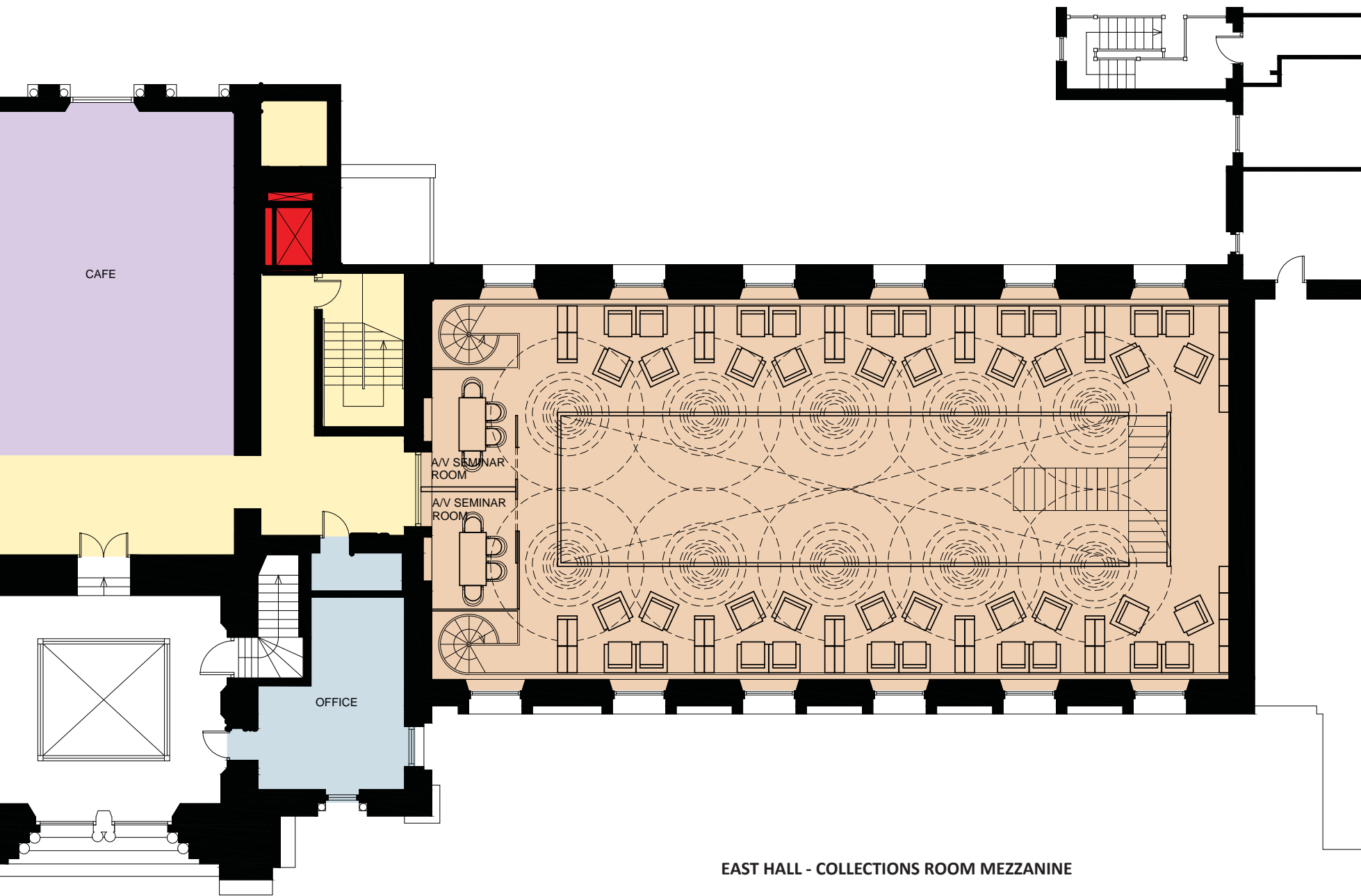
The library project includes a barrier-free elevator that services all levels of the central pavilion, from the basement to the third floor. Providing this important new service enables the third floor to be developed into a café and events room. Re-opening the arched openings on its east and west side will connect it to the Collections and Reading Rooms, creating a site of social interaction, complementary to the more academic role of the Library. The third-floor space needs only minor restoration. New lighting fixtures, a coffee station, and a barrier-free washroom are included in the scope of work.



This page: Roof of proposed Loft Café, currently room 376 Photo: THA

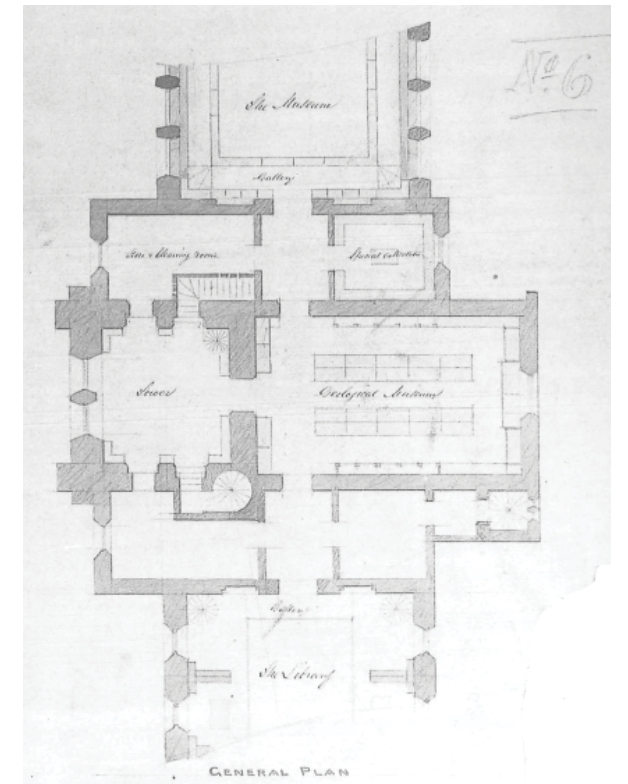


## Library 3rd Floor and Mezzanine Plan



EAST HALL - COLLECTIONS ROOM MEZZANINE

LIBRARY



**Legend**

- Indoor Circulation
- Library: Collections Room Mezzanine
- Faculty Offices, Administration
- Student Space
- Elevator

This page, top: Plan of the Geological museum above the atrium c. 1852, showing the proposed cafe (now room 376) and the continuous path of travel between East and West of third floor. Photo: John Glover, University of Toronto Archives

This and opposite page: Partial third floor plan showing proposed Collections Room Mezzanine (East) and Café (currently room 376) Drawing: THA

## Library: Collections Room

***“It was a beautiful hall, fitted up with carved oaken alcoves and galleries, after the model of the older university libraries of Europe.”***

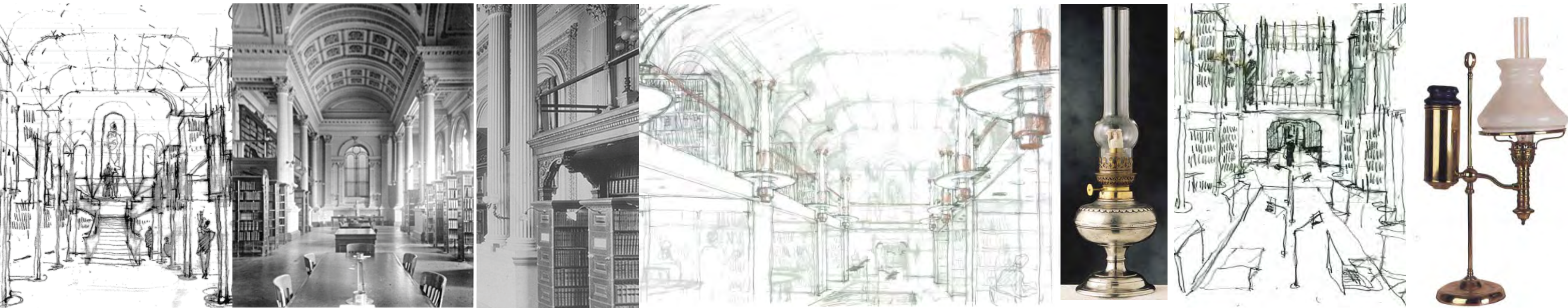
*The Benefactors of the University of Toronto, After the Great Fire of 14th February, 1890,  
The Williamson Book Co, Toronto (1892):9*



**Opposite Page:** Proposed Library: Collections Room  
*Watercolour rendering: Guanghao Qian*

**This Page:** Photos of East Hall- Collections Room, 2012  
*Photos: THA*



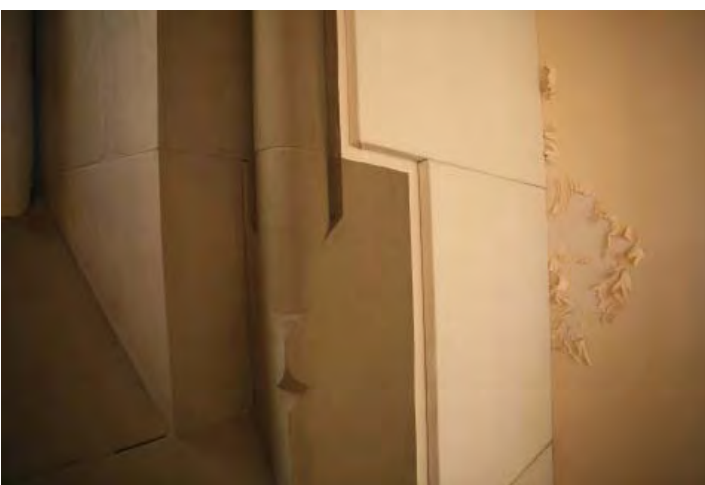
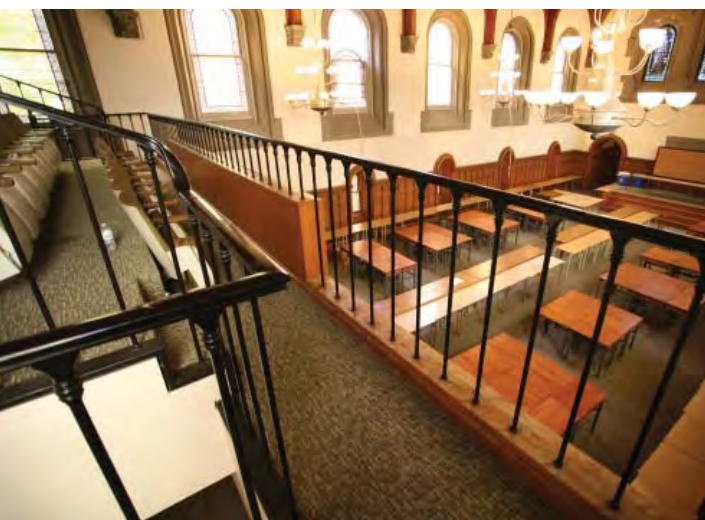


**This page:** Photo Collage of sketch studies, inspirations and precedents

1. Sketch study of Collections Room (East Hall) showing interior stairs up to Mezzanine level. *Sketch: THA*
2. Osgoode Hall - The Great Library c. 1848 by Cumberland and Storm. *Photo: The Law Society of Upper Canada Archives*
3. Sketch study of light fixtures attached to the bookshelf panels *Sketch: THA*
4. Kerosine Lamp - linear cylindrical structure, clear body with reflective metal
5. Sketch study of Collections Room (East Hall) looking West towards the Reading Room showing large reading table. *Sketch: THA*
6. Reading light fixture

**Opposite page:** East Hall- Library: Collections Room, 2012 showing deficiency. *Photo: THA*





## Library: Collections Room

The Collections Room project in the Library has special significance to University College. By relocating the 35,000-volume library from its current location at the back of the quadrangle to the south-facing front of the College overlooking King's College Circle, the proposed intervention both follows on the principles of conserving and giving prominence to the heritage value of the space and also addresses a serious deficiency in how UC functions for its own community and within the greater campus. The new library will honour its historical setting while offering technologically sophisticated services, thus serving the needs of students, faculty and visitors to the university. In addition, the relocation of the library will open up the Laidlaw wing to new academic programming.

### The Collection and the Building

Book collections continue to be at the centre of university education even as ongoing technological advances allow for new kinds of uses of information. The University College collection has undergone many such changes since the building of its first permanent home in 1856 when its original architects placed a library at the centre of their design. The library was designed to be the intellectual and spiritual heart of University College: a magnificent space and more importantly a repository for emerging science, philosophy, and arts research for the new, non-sectarian university.

The 1856 plan for the University College library combined stacked book cases supporting a mezzanine that thus created alcoves where books could be laid out and studied. The main library hall unified

the space and directed light, while the mezzanine allowed for a collection of up to 35,000 volumes on two levels and created space for up to 50 people in its alcoves. Cumberland and Storm had used a similar approach for Osgoode Hall (completed 1848).

The 1883 photograph of the library provides an exceptional view and detail looking east. The library was an imposing space, though by our standards it would have been dark because of the limited artificial light. Seven years later the library and most importantly the collection was destroyed in a fire that consumed half of University College.

The fire broke out early in the evening of February 14th, 1890. A tray of kerosene lamps from a science exhibit was being carried up the south east stairs – some lit to show the way – when the tray tilted, the glass lamps shattering on the wood stairs. Flames engulfed the stairs and, within two hours, the entire east wing, library, tower, and museum roof were afire.

The effect of this event on University College, the university, and the city of Toronto was profound. The fire was a spur to individual and collective ambition, as citizens of the young city shared a sense that there was something important to be accomplished in rebuilding the University that was recognized as the key to their future. The fire thus accelerated the building of new faculties, new libraries, and helped to create a modern campus.

Within little more than a year University College was rebuilt, though the library was not included in the reconstruction. Instead,

a new university library, reflecting the needs of a much larger campus, was created on the east side of King's College Circle (what is now called the Gerstein Library). The space that had housed the library in University College was re-designed and rebuilt as East Hall providing flexible space for a range of uses, including, in the mid-twentieth century, the home for a smaller library and student study space.

Over this period the UC collection was slowly built up and a new two-storey library was constructed in the Laidlaw wing, added to the north side of the College in 1963-4; stacks on the ground floor housed the collection, while the second-floor reading room offered a space for students to study. With the opening of Robarts Library in 1973, most of the College's books were moved into the new research library and the ground floor of the College library was repurposed (it now houses the University of Toronto Art Centre). Almost 50 years after its opening, the College library's proper place within the historic building remains unresolved; more than a century after the fire, the effect of the displacement of the library is still being felt.

### The University College Library in the Laidlaw Wing

The library in the Laidlaw building contains 35,000 volumes primarily linked to the interdisciplinary programmes sponsored by and affiliated with the College: Canadian Studies, Drama, Health Studies, and Sexual Diversity Studies.

The Laidlaw building is an exceptional structure both architecturally and in terms of the building services that it provides. The

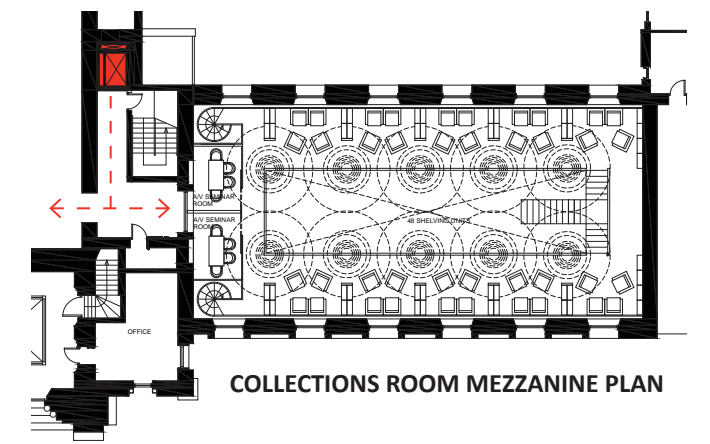
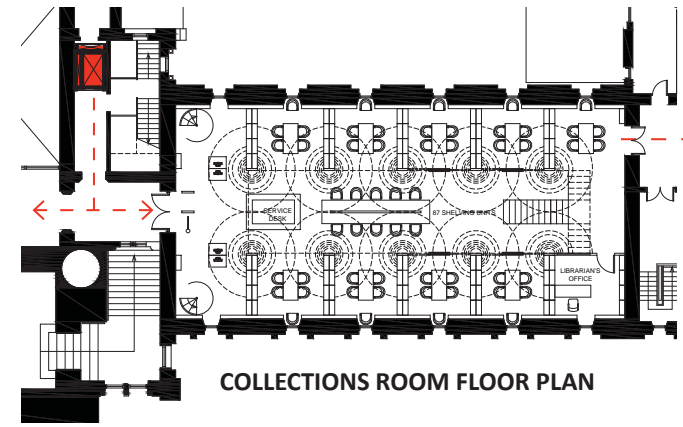
building introduced a contemporary setting into the historic quadrangle and enabled programming activities to be introduced to University College that would not have otherwise been possible, including an elevator and the sole access point to the building for students with restricted mobility.

However, the location of the library programme on the second floor, on the north side of the quadrangle away from student activities and without an identifiable address has caused confusion and distances the collection from the students and faculty. Attendance is poor and the library is technologically out of date, offering students few of the amenities they need for their wired existence. The library collection was and continues to be the physical manifestation of a University College education but it is in the wrong location.

Returning the library to its historic location at the front of the building, overlooking King's College Circle, and integrating it with a reading room and related new programming, will symbolically affirm the centrality of an undergraduate-focused educational experience to the identity of University College. This ambitious project addresses the unfinished business of creating a permanent home for the library's collections.

### The East Hall: Current Conditions

Nothing in the library, save the masonry walls, survived the fire of 1890. The 1891 renovation and reconstruction work honoured the robust quality of detailing represented by the Cumberland and Storm library but refashioned the space to function as an open hall. It remained virtually unaltered until the 1974 renovation and restoration. At that time



**“A frightful calamity, last evening I looked on while our beautiful university building was helplessly devoured by the flames. It is terrible. Thirty three thousand carefully selected volumes have vanished. The work of a lifetime is swept away in a single night.”**

*Diary of University College President, Daniel Wilson, February 15th, 1890*



This page, left: East Hall c. 1884 Photo: Cumberland and Storm

This page, right: (top) Gaping ruins of the Libray Photo: John Glover, University College Archive

(bottom) UC College Fire. Painting: J.E. Usher