



FOR APPROVAL

CONFIDENTIAL

IN CAMERA

TO: Business Board

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DATE: January 15, 2015 for January 26, 2015

AGENDA ITEM: 1

ITEM IDENTIFICATION:

Capital Project: Robarts Library Renewal and Expansion: Robarts Library Commons – **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:

1. Business Board (January 26, 2015)

PREVIOUS ACTION TAKEN:

Approval in principle of the Robarts Library Renewal and Expansion Plan was granted at the March 2008 meeting of Governing Council. Since that time many elements of the Library Renewal and Expansion Plan have been implemented. These include renewal of administrative, public service access and student spaces on the 3rd, 4th and 5th floors, the renewal of stack-floor apex and group study spaces, the south stair expansion and the enclosure of the entry porticos.

In February 2010 a private commitment of \$15 million was identified to begin work on the Robarts Pavilion (now called the Robarts Common). This space was envisioned as a new five-storey study pavilion to be located along Huron Street, built over the existing loading dock and physically connected to existing floors 2-5 of the Library. The Report of the Project Committee for the Robarts Library Renewal and Expansion, dated December 10, 2007, identifies the conceptual Robarts Pavilion comprising new construction of approximately 6,625 gross square metres (gsm).

At the Governing Council meeting held on May 13, 2010, the Project Planning Report for the Robarts Library Pavilion was approved in principle, comprising 5,540 gross square metres (gsm) or 3,325 net assignable square metres (nasm). In addition, approval was granted to initiate schematic architectural and structural design work with \$1,000,000 of funding in hand. Total Project Cost considerations and further project refinement account for the reduction in building area between the project scope outlined in 2007 and 2010. A capital campaign has since taken place between 2010 and 2014.

Through the design process, project size increased to 6,311 (gsm). In the summer of 2014, it became clear that the project expectations would need to be revised to match available capital campaign dollars in order to move forward with the project. Diamond Schmitt Architects were re-engaged to update the scheme that is described in this report and for which approval is being sought to move forward with implementation.

HIGHLIGHTS:

The Robarts Commons, a new student focused wing proposed for the Robarts Library, will provide new opportunities for study and gathering aligned with how today's students operate that will enrich the student experience. Understanding that different options for study and gathering are needed over the course of the day and across the semester, the Commons will provide a variety of spaces and seating choices. These are designed to allow students a choice between different types of groupings, noise levels, and postures to support both their individual and collaborative study needs.

The Robarts Library Commons is proposed to be a five-storey 5,614 (gsm) building to be located at the intersection of Huron Street and Harbord Street. The Commons will connect to levels 2-5 of the existing Robarts Library spanning over the service and loading bay for the Library. Approximately 1200 new study spaces will be arranged in a variety of formal and informal ways throughout the Commons on floors 2-5 with the ground level space providing lobby and future café/vending space.

An accessible entrance including stair and elevators will provide access to study spaces on floors 2-5. This entrance will be accessible from the south-west corner of Harbord Street and Huron Street through a landscaped forecourt that will provide casual space for study in good weather and extending a vibrant atmosphere to the street. The Commons has been designed to operate independently of the Robarts Library at times when extended hours might be appropriate, for example during exam time. The Commons will complete the triangular configuration of this city block which houses Robarts Library, the Thomas Fisher Rare Book Library and the Faculty of Information.

The site is included in the 1997 University of Toronto Area Secondary Plan as Site 4. As permitted, an envelope 23m in height may be constructed directly above the existing service entrance and linking to the existing Robarts Library. The 2011 St. George Campus Master Plan revised this envelope to extend the 23m height permission north along the site, where lower town-house development had originally been envisioned. Although the 2011 Master Plan does not represent City permissions, it was carefully considered with feedback received both internally from the University of Toronto community and externally from neighbouring area residents associations, City Planning and the City Councillor. Because the proposed Robarts Commons remains in keeping with both the 1997 Secondary Plan and the

2011 Master Plan envelope adding a 5-storey ‘Commons’ building on Site 4, only minor variance approvals are anticipated to be necessary at the municipal level.

The proposed expansion also respects the principles contained within the recently completed Huron Sussex Neighbourhood Study, the product of more than five years of cooperative work among the Huron Sussex Residents Organization (HSRO), the University and planning consultants, that proposes mid- and low-rise intensification within the neighbourhood. The new envelope, at 5 stories, provides a natural transition to this important neighbourhood stepping down from the 13 stories of Robarts Library toward the west. The relatively low structure and landscape improvements should not overwhelm, but complement the primarily residential nature of the northwest campus. Neighbourhood consultation through the University of Toronto Community Liaison Committee is ongoing. The University continues to be sensitive to concerns that have been raised to date by the Committee, and to work towards mitigating these with the community.

As the Schematic Design and much of the Design Development for this project has already been prepared and assuming full funding and municipal approvals are received in a timely manner to allow for the project to proceed through all steps without delay, the project will require a total of 36 months for implementation, as follows:

Schematic design	Complete
Design development including M&E	1 month
Municipal Approvals	12 months
Construction drawings (Concurrent with approvals)	5 months
Tender and award	1 month
Construction	18 months
<u>Commissioning and occupancy</u>	<u>2 months</u>
Total	36 months

FINANCIAL IMPLICATIONS:

a) Total Project Cost Estimate

The total estimated project cost is \$36,250,000.

b) Funding Sources

The funding sources for the project are as follows:

Capital Campaign (\$3 million are pledged funds)	\$18.74 million
Provost’s Central Funds	\$ 9.00 million
University of Toronto Libraries operating and capital funds	<u>\$ 8.51 million</u>
Total	\$36.25 million

Note: Included in the Total Project Cost is the approved May 13, 2010 Governing Council expenditure of up to \$1,000,000 for consulting fees. At the November 24,

2014 CaPS Executive meeting, a further expenditure of \$1,975,115 in consulting fees, also included in the Total Project Cost, was approved.

c) Operating Costs

Annual operating costs are estimated to be \$114 per gross square metre. For the addition of 5,614gsm or 2,958 net assignable square metres (nasm) of space in the proposed new Robarts Commons the estimated total of \$639,996 per annum in current dollars will be funded by the University.

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 project for the Robarts Library Renewal and Expansion: Robarts Library Commons at a revised total project cost of \$36,250,000.

DOCUMENTATION PROVIDED:

- *Report of the Project Planning Committee for the Robarts Library Renewal and Expansion: Robarts Library Commons dated December 10, 2014, revised January 5, 2015.*

**Report of the Project Planning Committee for the Robarts
Library Renewal and Expansion:
Robarts Library Commons**

December 10, 2014

Revisions January 05, 2015

I. EXECUTIVE SUMMARY

The Robarts Commons, a new student focused wing proposed for the Robarts Library, will provide new opportunities for study and gathering aligned with how today's students operate that will enrich the student experience. Understanding that different options for study and gathering are needed over the course of the day and across the semester, the Commons will provide a variety of spaces and seating choices. These are designed to allow students options between different types of groupings, noise levels, and postures to support both their individual and collaborative study needs.

The Robarts Library stands today as the premier humanities and social sciences collection of the University of Toronto. Scholars from all over the world have visited the library to make use of its wonderful and unique resources. Students have flocked to this intellectual "heart" of the University to learn, discuss, and meet their friends. While it was originally designed as a research facility with limited access, it was made accessible to the undergraduate student population shortly after it first opened. It now provides a significant number of study spaces on the St. George Campus.

The library must continue to evolve in response to rapid changes in the way students learn and access materials. Thirty years of heavy use have taken their toll on this facility, and the limitations and critical needs to improve and enhance the student experience must be addressed.

The Robarts Library Renewal and Expansion Project Committee, when constituted, was charged with addressing the immediate and longer-term space requirements of the Robarts Library, in public access areas and, in particular, to increase student study space. The new Robarts Commons was identified at this time as a key element in the delivery of this ambitious plan. The lead donor sees the value in supporting study spaces to allow for productive activity that have implications, "that go on for decades."

Approval in principle of the Robarts Library Renewal and Expansion Plan was granted at the March 2008 meeting of Governing Council. Since that time many elements of the Library Renewal and Expansion Plan have been implemented. These include renewal of administrative, public service access and student spaces on the 3rd, 4th and 5th floors, the renewal of stack-floor apex and group study spaces, the south stair expansion and the enclosure of the entry porticos.

In February 2010 a significant private commitment was identified to begin work on the Robarts Pavilion (now called the Robarts Common). This space was envisioned as a new five-storey study pavilion to be located along Huron Street, built over the existing loading dock and physically connected to existing floors 2-5 of the Library. In May 2010, approval was granted to initiate schematic design and detailed costing to move forward while fundraising was underway. Diamond Schmitt Architects along with their sub-consultants were engaged to prepare these materials.

In the summer of 2014 it became clear that the project expectations would need to be revised to match available fundraising dollars in order to move forward with this project. Diamond Schmitt

were re-engaged to update the scheme that is described in this report and for which approval is being sought to move forward with implementation.

As designed, the proposed Robarts Commons will contain a mix of formal and informal workstations and study spaces for students in the spirit of the Gerstein Library Morrison Pavilion and recently renovated Apex reading rooms within Robarts Library. The Commons also looks to provide less-conventional active-learning library spaces such as those found in the recently built NCSU Hunt Library. With this in mind, terraced seating has been proposed to provide convenient and highly connected study space between floors 2-5 facing south to Harbord Street.

An accessible entrance including stair and elevator will provide access to study spaces on floors 2-5. This entrance will be accessed from the south-west corner of Harbord Street and Huron Street through a landscaped forecourt that will provide casual space for impromptu meetings and study in good weather and extending a vibrant atmosphere to the street. The Commons has been designed to operate independently of the Robarts Library at times when extended hours up to 24/7 might be appropriate, for example during exam time. The Commons will complete the triangular configuration of this city block which houses Robarts Library, the Thomas Fisher Rare Book Library and the Faculty of Information.

As the Schematic Design and much of the Design Development for this project has already been prepared and assuming full funding and municipal approvals are received in a timely manner to allow for the project to proceed through all steps without delay, the project schedule will require a total of 36 months for implementation as follows:

Schematic design	Completed
Design development including M&E	1 month
Municipal Approvals	12 months
Construction drawings (Concurrent with approvals)	5 months
Tender and award	1 month
Construction	18 months
Commissioning and occupancy	2 months
Total	36 months

Operating costs are to be funded by the University. These are estimated to be \$639,996 per year in current dollars and will be adjusted as costs are reassessed upon completion of the project.

Recommendations:

Be It Recommended to the Academic Board:

1. THAT the Report of the Project Planning Committee for the Robarts Library Renewal and Expansion: Robarts Library Commons, dated December 10, 2014, revised January 5, 2014, be approved in principle; and
2. THAT the total project scope of approximately 5614 gross square metres (gsm) or 2958 net assignable square meters (nasm) to be funded by Capital Campaign, Provost's Central Funds and University of Toronto Libraries operating and capital funds, be approved in principle.

**Project Committee for the Robarts Renewal and Expansion Plan:
Robarts Library Pavilion**

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II. PROJECT BACKGROUND

a) Membership

Current Members (2014):

Larry Alford, Chief Librarian, UofT Libraries

Alfred Cheng, CAO, UofT Libraries

Laura Anderson, Director of Strategic Initiatives, UofT Libraries

George Phelps, Director, Project Development, UPDC

Jennifer Adams Peffer, Senior Planning, Campus and Facilities Planning, UPDC

Ron Swail, Assistant Vice-President, Facilities and Services

Former Members (2008-2010):

Gina Trubiani, Graduate Student Representative
David Tremblay, Graduate Student Representative

Carole Moore, Chief Librarian, UofT Libraries

Professor Linda Hutcheon, Department of English

Professor John Scherk, Department of Mathematics, UTSC

Peter Lawriw-Bahan, Undergraduate Student Representative

Jasmina Djikic, Undergraduate Students Representative

Julian Binks, Director Planning and Estimating, Capital Projects

b) Terms of Reference

This report responds to recommendations #2 and 3 of approved Report of the Project Committee for the Robarts Library Renewal and Expansion approved in March 2008 and presents revisions to the 2010 Project Planning Committee Report for the Robarts Library Pavilion in support of these same objectives as included below:

2. THAT the components of the project for Robarts Library Renewal and Expansion, including approximately 15,750 net assignable square metres of renovations and 7100 gross square metres of expansion space, be approved in principle at an estimated total project cost of \$74,297,000 to be funded by fundraising initiatives.

3. THAT component parts of the project be brought forward for approvals to implement through Accommodations and Facilities Directorate for components valued at less than \$2 million, and those exceeding \$2 million in accordance with the Policy for Capital Projects.

The construction of the Robarts Pavilion (named changed in 2014 to 'Commons') would complete the identified high priority projects set out in the Master Plan.

With the approval of the Robarts Pavilion Project Report through the Planning and Budget Committee in March 2010, schematic architectural and structural design work was initiated. Fundraising has taken place between 2010 and 2014 and is now in hand. Minor revisions to the design of the building have been proposed to match available funding to allow for this project to move forward for implementation.

c) Background Information

The Robarts Library stands today as the premier humanities and social sciences collection of the University of Toronto. Scholars from all over the world have visited the library to make use of its wonderful and unique resources. Students have flocked to this intellectual “heart” of the University to learn, discuss, and meet their friends.

While it was originally designed as a research facility with limited access, it was made accessible to the undergraduate student population shortly after it first opened. It now provides a significant number of study spaces on the St. George Campus.

The library must continue to evolve in response to rapid changes in the way students learn and access materials. Over 40 years of heavy use have taken their toll on this facility, and the limitations and critical needs to improve and enhance the student experience must be addressed.

The Robarts Library Renewal and Expansion Project Committee, when constituted, was charged with addressing the immediate and longer-term space requirements of the Robarts Library, in public access areas and, in particular, to increase student study space. The lead donor sees the value in supporting study spaces to allow for productive activity that have implications, in his words ‘that go on for decades.’”

Approval in principle of the Robarts Library Renewal and Expansion Plan was granted at the March 2008 meeting of Governing Council. Since that time many elements of the Library Renewal and Expansion Plan have been implemented. These include renovations to the, renewal of administrative, public service access and student spaces on the 3rd, 4th and 5th floors, the renewal of stack-floor apex and group study spaces, the south stair expansion and the enclosure of the entry porticos.

In February 2010 a significant private commitment was identified to begin work on the Robarts Pavilion (now called the Robarts Common). This space was envisioned as a new five-storey study pavilion to be located along Huron Street, built over the existing loading dock and physically connected to existing floors 2-5 of the Library. In May 2010, approval was granted to initiate schematic design and detailed costing to move forward while fundraising was underway. Diamond Schmitt Architects along with their sub-consultants were engaged to prepare these materials.

In the summer of 2014 it became clear that the project expectations would need to be revised to match available fundraising dollars in order to move forward with this project. Diamond Schmitt were re-engaged to update the scheme that is described in this report and for which approval is being sought to move forward with implementation.

As designed, the proposed Robarts Commons will contain a mix of formal and informal workstations and study spaces for students in the spirit of the Gerstein Library Morrison Pavilion and recently renovated Apex reading rooms within Robarts Library. The Commons also looks to provide less-conventional active-learning library spaces such as those found in the recently built NCSU Hunt Library. With this in mind, terraced seating/stairs have been proposed to provide convenient and highly connected study space between floors 2-5 facing south to Harbord Street.

An accessible entrance including stair and elevator will provide access to study spaces on floors 2-5. This entrance will be accessed from the south-west corner of Harbord Street and Huron Street through a landscaped forecourt that will provide casual space for impromptu meetings and study in good weather and extending a vibrant atmosphere to the street. The Commons has been designed to operate independently of the Robarts Library at times when extended hours up to 24/7 might be appropriate, for example during exam time. The Commons will complete the triangular configuration of this city block which houses Robarts Library, the Thomas Fisher Rare Book Library and the Faculty of Information.

Today, full funding is available to move forward with the Robarts Commons project. Some minor modifications to the original schematic design have been necessary to match costs to funding available, but also to bring the vision of this space into greater focus to match student's needs with spaces provided.

d) Statement of Academic Plan

Robarts Library, Canada's leading information resource centre for the humanities and social sciences is among the top research libraries in North America. The research and special collections, together with the undergraduate libraries, comprise nearly 15 million print and microform volumes, enriched by materials such as maps, data, audiovisual materials, unpublished archival materials and manuscripts, and provide access to approximately 350,000 electronic resources. The Library system as a whole is currently ranked third among academic research libraries in North America behind Harvard and Yale (Association of Research Libraries Index).

While the University has maintained a long-term strategy of support for the acquisitions budget there has been enormous growth in student enrolment requiring additional attention to student access and space within the Library system. At the time of completion in 1973, the University of Toronto student body was less than half of that currently served by the Library –18,000 per day during fall and spring terms - and demand for student spaces is forecast to rise further over the next two decades. Furthermore, the University and the Library's Academic Plan call for the need

to improve and enhance the student experience. In response to these pressures and initiatives, the renewal and expansion of Robarts Library is paramount.

The upgrades and additions proposed by the Master Plan will almost double the student spaces currently available, and meet the needs of students, faculty members, visiting scholars and others well into the future.

The Robarts Commons, alone, will provide approximately 1200 new study spaces with direct access to Robarts Library facilities and collections.

III. PROJECT DESCRIPTION

a) Space Program

A new five-storey, 5614gsm/2958nasm, Robarts Library Commons building will be located on Site 4 located at the intersection of Huron Street and Harbord Street. The Commons will connect to levels 2-5 of the Robarts Library spanning over the existing service and loading bay for the Library. Approximately 1200 new study spaces will be arranged in a variety of formal and informal ways throughout the Commons on floors 2-5 with the ground level space providing lobby and future café/vending space.

Floors 2-5 will provide light filled open space accommodating a combination of study tables seating four to six persons, soft seating, bar height study spaces and terraced seating spaces. Each study space will be equipped with access to power and wireless internet connections. Tables will also include individual task lighting. The space will allow for the pursuit of quiet study, while recently renovated stack floor space (9-13) and those on floors 3 and 5 have provided additional group study spaces (approximately 240 spaces). The enclosure of the north end of the Common's on each floor will also allow for flexible use for group study or other more active learning activities.

An accessible entrance including stair and elevator will improve accessibility for the Robarts Library building from the west. The entry lobby will open onto a renewed landscaped area that is expected to be used for impromptu meetings and study in good weather creating a vibrant street atmosphere. The lobby is configured to allow for the addition of a modest café at a later date if need arises and funds are made available. Vending machines may be included in this location as an interim measure to provide access to food and drink for users of the Commons building, particular during peak periods when the Commons is expected to provide extended hours for study.

Room Data sheets indicating specific requirements of interior assignable spaces are included in Appendix C.

b) Functional Plan

The Commons building is planned to span over the existing loading dock providing new study space on four new floors. Each upper floor will connect through to the existing Library floor levels 2 to 5 within public access space. Recent renovations to these floors have anticipated connection at this point providing a public access point at each connecting level.

The new Commons will contain a mix of formal and informal workstations and study spaces for students. The southern portion of the Commons is planned to accommodate terraced study spaces that connect floors 2-5 in a seamless manner and provide connectivity and continuity to study activities. The central portion of the study floors will include a more traditional mix of study tables and soft seating. The northern portion of the each floor will be enclosed to provide a flexible space for noisier activities such as group study and presentation preparation.

An accessible entrance including stair and elevator access to study space is proposed on the south west corner of the pavilion, and will improve accessibility for the Robarts Library building from the west. Security gates will be strategically located to ensure access to study spaces is monitored following Robarts Library protocols.

The Commons will be designed to allow for direct access to the Robarts Library building and collections during operating hours. Access doors to the Library building may be locked to allow for extended hours, or even 24-hour access, to be provided within the Commons building only during peak study periods.

Study spaces will be equipped with power and task lighting as well as access to wireless data similar to recent projects implemented in Robarts Library and the Gerstein Library Morrison Pavilion. Additional power outlets will be located around the perimeter of the building to allow for access from soft seating locations.

In addition to new elevator and stair access, additional washroom facilities will be located within the new structure in easily accessible areas. These washrooms will provide fully accessible facilities for floors 2-5 of Robarts Library as well as serving the new Commons.

As with the existing Robarts Library, it is expected that food and drink will be permitted within the study areas. To help maintain a clean environment, each floor will include adequate garbage and recycling bins and housekeeping staff spaces.

The area south and west of the pavilion will include new pathways and landscaping to allow for study activities to spill out of the library in good weather. Attention to micro-climatic conditions will be particularly important when envisioning active outdoor open spaces adjacent to the library building and new Commons.

c) **Building Considerations**

Building Characteristics and Key Components

For the purposes of cost estimation, structural steel construction has been assumed. It is also assumed that a cost effective structural solution will be found to address the issue of needing to span over the existing loading dock at the west side of the building, and that this dock and driveway access will be incorporated into the design of the Commons.

The exterior cladding is assumed to be a mixture of conventional curtain wall, with solid panels where appropriate. The original Master Plan renderings showed a complete glazed façade on the west, and concern has been raised with respect to the impact of solar heat load, both from the point of view of occupant comfort, and environmental considerations. Area residents have also expressed concern over excess light impact to the residential units along Huron Street particularly when the Commons is open late at night. It is anticipated that these issues will be addressed in developing this design.

The interior is almost completely open plan with partitioning only in one location on each floor level to provide a group study space for more active learning opportunities. The finishes are to be of high quality, similar to those found elsewhere in adjacent space in the building.

There are to be direct connections to floors 2, 3, 4 and 5 of the library, with a connection to the penthouse from the 6th floor. It has been assumed that because the new addition will include fire-sprinklers, fire rated doors will be required at all connections to the existing building. No upgrades to the existing building are included in the estimates.

Sustainable Design and Energy Conservation

The University of Toronto is committed to being a sustainability leader in the city, as well as the country, through its progressive operations standards as well as its cutting edge research and education in the field. It strives to increase energy and water efficiency, in addition to creating and maintaining healthy interior environments.

Regulations and guidelines have grown over the last decade in an effort to improve the quality of our environment. The University is governed by both its own policy, and standards required by municipal and provincial bodies.

The University of Toronto Design Standard, *Part 1, Section 5*, includes specific requirements with regards to Environmental Design and the approval process for new buildings and renovations on campus, including the minimization of energy and water use; material choice; the control of effluents and emissions; coordination with the outdoor environment; waste management; and monitoring of environmental performance. This standard, along with an environmental design check list, has been used for all capital projects over the last decade, as a means of ensuring that the design team considers all aspects of environmental sustainability during the design phase of the project. Revisions are underway to update this document. These

are currently made available on the Facilities and Services website for consideration in the construction of any new building.

Additionally, the Toronto Green Standard (TGS) that contains performance targets and guidelines that relate to site and building design must be met for all new construction. The Standard is a 'made-in-Toronto' approach that integrates existing City guidelines and targets with standards from private rating systems such as LEED® and Green Globes. The Toronto Green Standard is not intended to compete with rating systems like LEED®, but to ensure that when there is a desire to 'build green' in Toronto, local environmental objectives are met.

Impact on Existing Occupants

During construction, access to the existing service bays and loading dock will be limited, particularly during early construction of structural elements proposed to span across this area. Alternative arrangements will be necessary to allow for the on-going operation of Robarts Library, the Bissell Building and Fisher Rare Books Library – all of which are serviced from this one location.

Similarly, during construction some disruption will occur to floors 2-5 during the period of time when the physical bridge connection between the new Commons and the existing Robarts Library is underway.

Accessibility and Access

The University of Toronto is committed to ensuring that its buildings and services are accessible to persons with disabilities. Compliance with the University's Barrier Free Accessibility Design Standards is required for all new construction and renovation projects at the St. George campus. Design teams are required to submit the checklist to the University at 75% completion of the Design Development phase.

The new Accessible Built Environment Standard (Ontario Building Code elements) will take effect January 1, 2015. The standard will apply to new projects, major retrofits, common space and circulation areas, and change in use. The amended requirements are intended to substantially enhance accessibility in newly constructed buildings and existing buildings that are to be extensively renovated.

The Robarts Commons Library will include accessible washrooms on each floor. With accessible physical connections being made between this building and Robarts Library on floors 2-5, these new washrooms will also be accessible from the main Library reading room levels.

The Commons will be equipped with three new elevators making each floor fully accessible. Because of the connections being provided between the Commons and Robarts, the Commons entrance will also enhance accessible entry to Robarts Library for visitors arriving from the West.

Security

Special attention to security will be required to ensure a safe environment within the Commons, particularly during extended hours. Robarts Library protocols for extended hours access will be followed. Security gates will be necessary to maintain collections within the boundaries of the Library.

Signage and Donor Recognition

Signage within the building should be systematic and uniform throughout. Appropriate donor wall recognition is expected to be established at the entry to the Commons.

Demolition

The proposal assumes physical connections will be made through a bridge-like structure into the Robarts Library at each upper floor (above grade). Recent renovations have anticipated connections with public areas being maintained at the connection point. Some interruption to existing operations will be necessary during construction to make this connection. Careful scheduling of construction at this point will be necessary to minimize disruption to services.

Site Servicing

Early construction will also impact the accessibility to and from the existing site loading and servicing dock for the Library. Alternate arrangements will be necessary for a period of time, but should be minimized through careful structuring of construction scheduling.

d) Site Considerations

Campus Planning

Robarts Library, located at 130 St. George Street was completed in 1968-1973 to a design by Warner Burns Toan and Lunde, specialists in library planning, in association with Mathers and Haldenby Architects. The building is a good example of the Brutalist style of architecture popular on University campuses in the 1960s and 70s. In 1997, this building was listed on the Ontario Inventory of Heritage Properties for architectural reasons. Recent implementation of Renewal and Expansion projects has triggered a review of the Robarts Library building for designation under the Heritage Act with City Planning staff interested in the pursuit of designation once the final projects in the Renewal of Robarts Library are complete.

The existing Robarts Library stands 14-storeys tall with two flanking 6-storey wings created by the Thomas Fisher Rare Book Library and the Bissell Building accommodating the Faculty of Information Studies. Early design plans for the library included a third auditorium wing to be located off the west face of the building along Huron Street completing the composition set up for the entire city block. The third wing was cut from the design for budgetary reasons at the time of the original construction leaving the loading dock uncovered and an eyesore to the primarily residential Huron Street.

The site is included in the 1997 University of Toronto Area Secondary Plan as Site 4 (see Appendix A). As approved, an envelope 23m in height may be constructed directly above the existing service entrance and linking to the existing library. The 2011 St. George Campus Master Plan revised this envelope to extend the 23m height permission north along the site, where lower town-house development had originally been envisioned. Although the 2011 Master Plan does not represent City permissions, it was carefully considered with feedback received both internally from the University of Toronto community and externally from neighbouring area residents associations, City Planning and the City Councillor.

The proposed Robarts Commons remains in keeping with both the 1997 Secondary Plan and the 2011 Master Plan envelope adding a 5-storey 'Commons' building on Site 4 to accommodate additional Library functions. The proposed expansion also respects the principles contained within the recently completed Huron Sussex Neighbourhood Study. The new envelope, at 5 storeys, provides a natural transition to this important neighbourhood stepping down from the 13 stories of Robarts Library toward the west. The relatively low structure and landscape improvements should not overwhelm, but complement the primarily residential nature of the northwest campus.

Neighbours have asked through their involvement with the University of Toronto Area Community Liaison Committee that the new Commons not negatively impact their residential district with excess light spillage at night. Because the Commons may be run for extended hours during the evening particularly at peak study periods, a combination of architectural considerations along with internal mechanisms (for example: electronically operated and timed blinds) are anticipated to be needed to mitigate light impact on neighbouring residential structures

Japanese Sakura trees were planted along the southern portion of the block some years ago and provide an attractive landscaped buffer to the south. Some relocation or reorganization of these trees may be necessary to provide an appropriate entry forecourt into the proposed Commons building. As these are donor trees, careful consideration of relocation will be necessary.

Careful consideration of materiality and glazing will be required of the new Commons building in order to provide an interior environment that is comfortable and light-filled, while providing a contemporary, but sympathetic architectural language sensitive to the brutalist Library building.

Municipal approval to proceed will likely need to be sought through a Committee of Adjustment process to cover any minor adjustments to the envelope as designed.

e) Campus Infrastructure Considerations

Utilities

Heating for the addition will be from the existing steam service, and cooling from the existing chilled water service originating at the NW chiller plant. The existing electrical infrastructure

will be upgraded as necessary to service the addition. A LEED silver standard of design & construction is being targeted.

Bicycle Parking

Bicycle parking is regulated by a campus-wide by-law and should be incorporated where-possible near the entryway to important campus buildings.

A recent study of bicycle parking and usage on the St. George Campus has shown that spaces associated with Robarts Library and located at the western portion of the block are less used today. However, with the location of the new Commons building entry at Harbord Street and Huron Street, it is likely that these spaces will become more useful and highly utilized. Additional spaces are encouraged to be incorporated in this location, as appropriate.

f) Schedule

Schematic Design and 90% of Design Development has been completed following interim approval in 2010 and revised more recently in 2014. Assuming full funding is received in a timely manner to allow for the project to proceed through all steps without delay, the project schedule will require a total of 36 months for implementation as follows:

Schematic design	Completed
Design development including M&E	1 month
Municipal Approvals	12 months
Construction drawings (Concurrent with approvals)	5 months
Tender and award	1 month
Construction	18 months
Commissioning and occupancy	2 months
Total	36 months

IV. RESOURCE IMPLICATIONS

a) Operating Costs

Operating costs are estimated to be \$114 per gross square metre. For the addition of 5614gsm of space (2,958nasm) in the proposed new Robarts Commons the estimated total dollar figure of \$639,996 per year in current dollars will need to be funded by the University.

b) Funding Sources

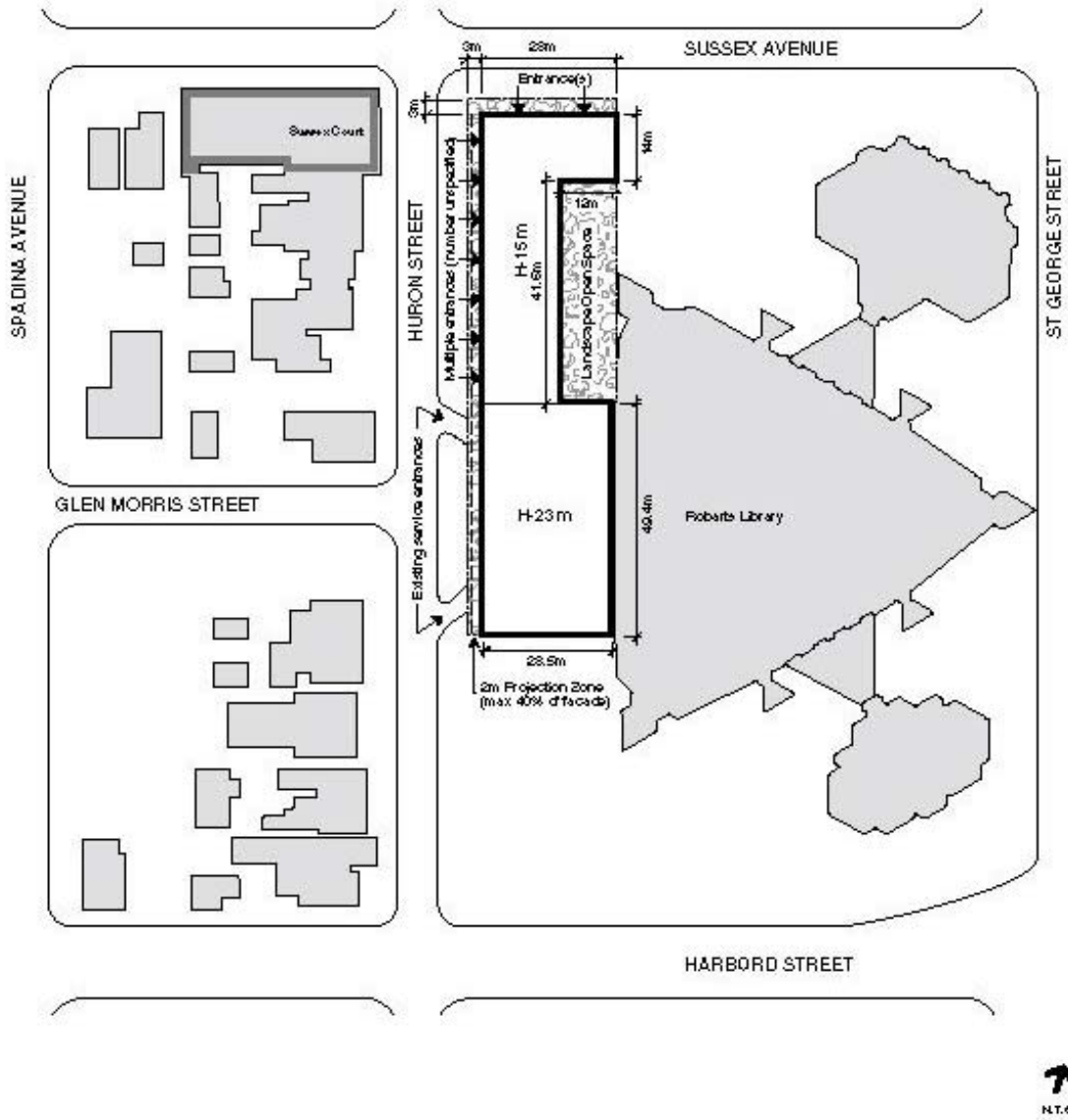
The project is to be funded by available sources including Capital Campaign, Provost's Central Funds and the University of Toronto Libraries operating and capital funds. A detailed listing of funds available is included in the *in camera* documentation for this project.

V. RECOMMENDATIONS

Be It Recommended to the Academic Board:

1. THAT the Report of the Project Planning Committee for the Robarts Library Renewal and Expansion: Robarts Library Commons, dated December 10, 2014, revised January 5, 2015 be approved in principle; and
2. THAT the total project scope of approximately 5614 gross square metres (gsm) or 2958 net assignable square meters (nasm) to be funded by Capital Campaign, Provost's Central Funds and University of Toronto Libraries operating and capital funds, be approved in principle.

Appendix A: 1997 Secondary Plan Development Site 4



-  Site Boundary
-  Existing Building
-  Open Space / Garden / Park
-  Heritage Building (Designated / Listed)

369 Huron Street

University of Toronto Area
City of Toronto

4

1207

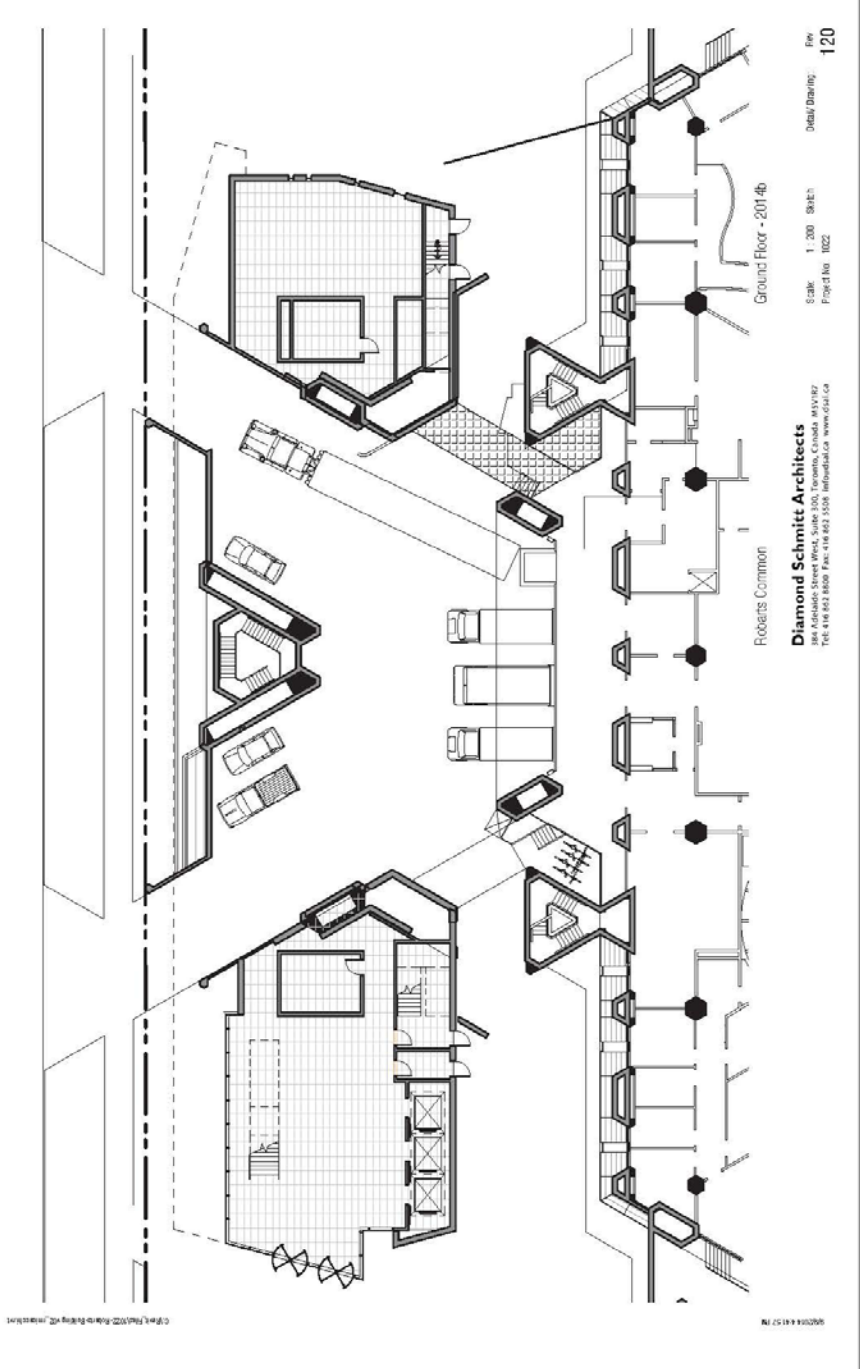
Appendix B: Robarts Library Revitalization Master Plan

Concept Envelope

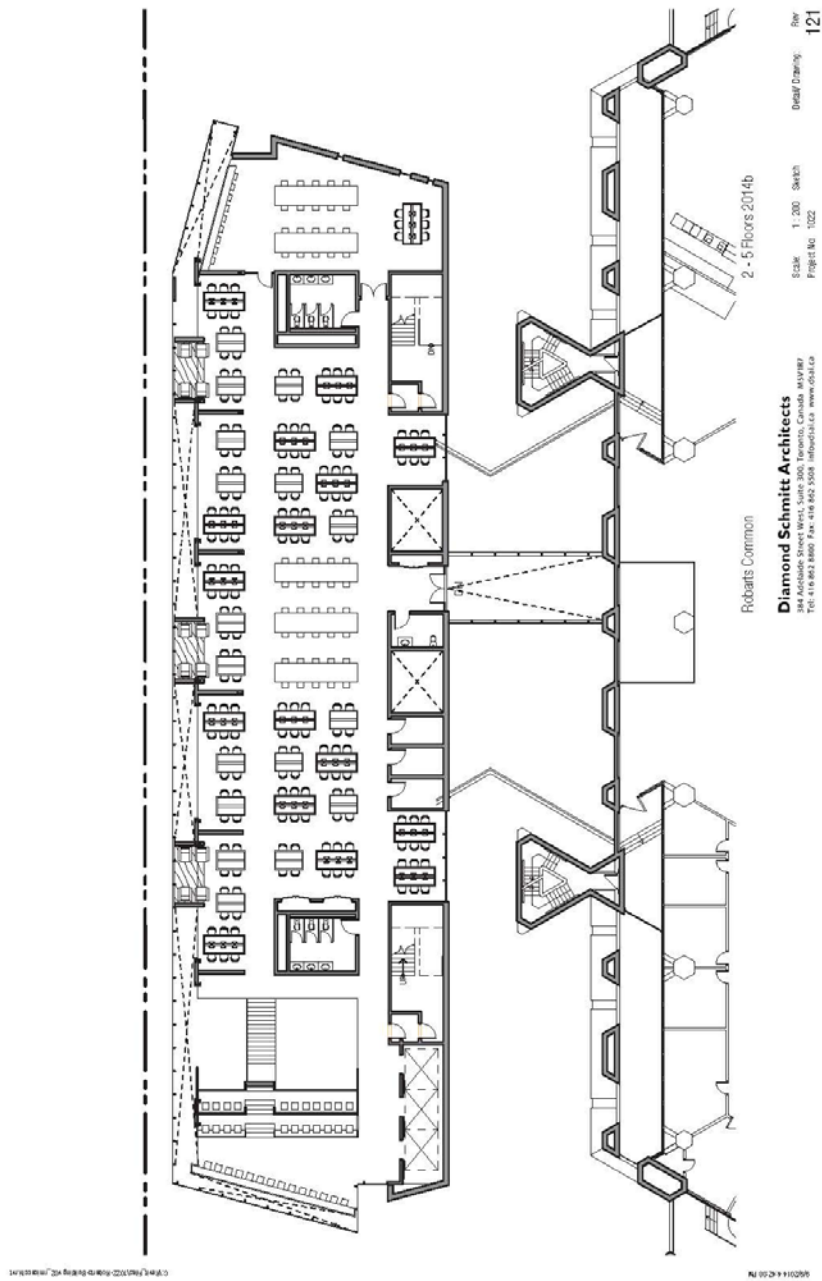


Appendix C: Proposed Typical Floor Plan: Robarts Library Commons
September 2014 Study prepared by Diamond and Schmitt Architects

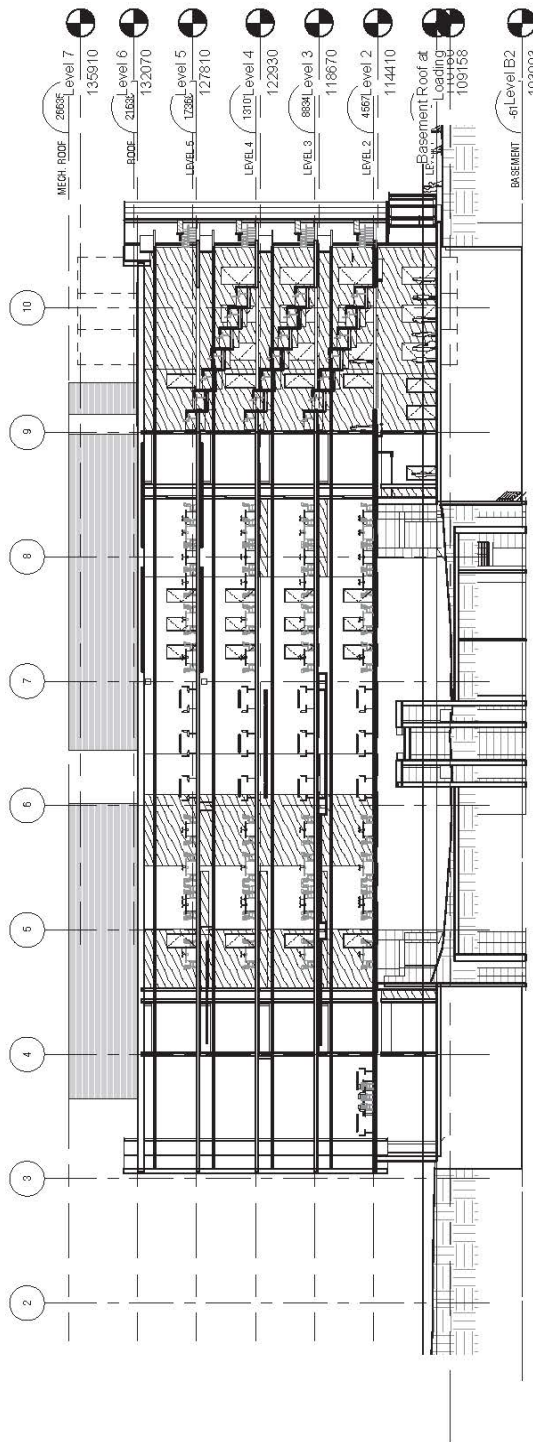
Ground Floor Layout



Typical Floor Layout: Floors 2-5



Section through Robarts Commons



Robarts Commons
 Section A - 2014b
 Scale: 1/250 Sketch
 Project No: 1022
 Rev: 420
 Detail/ Drawing:
 © 2014 Diamond Schmitt Architects
 Tel: 416 862 8800 Fax: 416 862 5508 info@dsai.ca www.dsai.ca

Appendix D: Room Data Sheets

Commons Reading Room

Rooms Required: 4 (one per floor)

NASM Required:

SECTION B:

- A. Space purpose and type of activity:** study space for individuals at tables, bench seating, terraced seating and comfortable seating
- B. Number of occupants, resident:** 0
- C. Number of occupants, transient:** approximately 265 per floor
- D. Space relationship, proximity to other rooms/facilities:** terraced seating is expected to cascade between floors 2-5 to provide an open, lively and connected space for student interaction and study.
- E. Visual relationship, proximity to other rooms/facilities:**
- F. Furniture and equipment, fixed:**
- 17 study tables to seat 6 each, wired with individual task lighting and power;
 - 18 study tables to seat 4 each wired with individual task lighting and power.
 - 7 tables x 3 terraces with fixed seating to seat 11 at each terrace
 - Fixed lap-top bar table (at southern facing window) and fixed seating for 14
- G. Furniture and equipment, moveable:**
- 204 library chairs
 - 12 comfortable seating
 - 3 Flexible tables to seat 10 each
 - garbage/recycling bins

NOTE: total study spaces combined to be 1200 across four floors with an average of 300 study spaces per floor.

SECTION C:

H. Lighting:

- overhead lighting
- task lighting provided on tables at each individual table space with individual switches.

I. Power/Telecommunications/Audio-Visual requirements:

- Wireless capability
- duplex outlets available for all seated study spaces, plus additional on wall for housekeeping and to be accessed from individual soft seating

M. Special finishes: electronically controlled blinds



Commons Group Study Room

Rooms Required: 4 floors

NASM Required: 1 per floor

SECTION B:

- A. Space purpose and type of activity:** noisier study space for groups
- B. Number of occupants, resident:** 0
- C. Number of occupants, transient:** 35
- D. Space relationship, proximity to other rooms/facilities:**
- E. Visual relationship, proximity to other rooms/facilities:**
- F. Furniture and equipment, fixed:**
 - Fixed laptop bar table and fixed seating for 9
 - 1 study table to seat 6 each, wired with individual task lighting and power
- G. Furniture and equipment, moveable:**
 - 26 library chairs
 - 2 Flexible tables to seat 10 each
 - garbage/recycling bins

NOTE: total study spaces combined to be 1200 across four floors with an average of 300 study spaces per floor.

SECTION C:

- H. Lighting:**
 - overhead lighting
 - task lighting provided on study table at each individual space with individual switches
- I. Power/Telecommunications/Audio-Visual requirements:**
 - Wireless capability
 - duplex outlets available for all fixed seated study spaces, plus additional on wall for housekeeping and to be accessed from individual soft seating
- M. Special finishes:** electronically controlled blinds
- N. Special Needs:**

Lobby

Rooms Required: 1

NASM Required: within ground level entrance area

SECTION B:

- A. Space purpose and type of activity:** space available for future seating at café tables and/or vending opportunities
- B. Number of occupants, resident:** 0
- C. Number of occupants, transient:** 20-30
- D. Space relationship, proximity to other rooms/facilities:** to be contiguous with Commons entrance
- E. Visual relationship, proximity to other rooms/facilities:** visible from street level
- F. Furniture and equipment, fixed:**
- G. Furniture and equipment, moveable:**
 - garbage/recycling bins

SECTION C:

- H. Lighting:**
 - overhead lighting
- I. Power/Telecommunications/Audio-Visual requirements:**
 - Wireless capability
 - duplex outlets provided at perimeter for future laptop use
- J. Special systems:**
- K. HVAC:** as necessary for future small café operation
- L. Plumbing:** infrastructure included for future water hook-up as necessary for small café operation
- M. Special finishes:**

N. Special Needs: