

FOR RECOMMENDATION

PUBLIC

OPEN SESSION

TO: Planning & Budget Committee

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

PRESENTER: Scott Mabury, Vice President, Operations and Real Estate Partnerships

CONTACT INFO: 416-978-2031, scott.mabury@utoronto.ca

DATE: March 18, 2020 for April 1, 2020

AGENDA ITEM: 4

ITEM IDENTIFICATION:

Capital Project: *Report of the Project Planning Committee for the Centre for Civilizations, Cultures and Cities*

JURISDICTIONAL INFORMATION:

Pursuant to section 4.2.3. of the Committee’s terms of Reference, “...the Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. space plan, site, overall cost and sources of funds).”

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

GOVERNANCE PATH:

A. Project Planning Report

- 1. Planning and Budget [for recommendation] (April 1, 2020)**
2. Academic Board [for approval] (April 23, 2020)
3. Business Board [for approval] (April 28, 2020)
4. Executive Committee [for confirmation] (May 5, 2020)
5. Governing Council [for approval] (May 14, 2020)

B. Execution of the Project:

1. Business Board [for approval] (April 28, 2020)

PREVIOUS ACTION TAKEN:

On August 18, 2014 the CaPS Executive Committee approved the Terms of Reference proposing a Project Planning Committee to proceed with the planning for the 90 Queen’s Park site as the Centre for Civilizations, Cultures & Cities. On December 18, 2014, the CaPS Executive Committee approved funding requested to proceed with hiring consultants for design and fundraising materials. Diller Scofidio + Renfro Architects, in partnership with architectsAlliance, were retained in 2015.

Schematic design proceeded through to spring of 2017, whereupon it became apparent that the programmatic and architectural aspirations for the project could not be met within the determined budget. The consultant team worked closely with UPDC and DUA to develop a more engaging architectural design for the site, and re-engaged project stakeholders to revise the design.

On March 2, 2018, the CaPS Executive Committee approved an increase of funding for consulting fees, to proceed through to the completion of the Schematic Design phase and through to 50% Design Development.

On December 17, 2018, additional funding was approved under the Policy on Capital Planning & Capital Projects to cover the expense of the municipal rezoning fee consultant fees for additional scope required by the project. Under this policy, budget increases up to 10% of the original Total Project Cost can be approved by the Vice-President Operations and Real Estate Partnerships without additional governance approval.

On April 12, 2019, an increase in consultant fees was approved under the Policy on Capital Planning & Capital Projects to cover the Site Plan Control fee not anticipated in the earlier TPC and due to Consultant Fees and disbursements to complete the Design Development phase.

HIGHLIGHTS:

The Centre for Civilizations, Cultures & Cities (CCC) at 90 Queen’s Park will draw together researchers, students, journalists, city planners, and business and civic leaders, from across the University, the City of Toronto, and around the world. The development takes advantage of the location of the Department of Classics and the Centre for Medieval Studies, both of which are within close proximity to the CCC, to create a cluster for the interdisciplinary study of civilizations, cultures and cities. It will offer visitors and students opportunities for complementary programming with the Royal Ontario Museum (ROM) and will provide a new showcase on Queen’s Park for the Faculty of Music’s enormously diverse performance programs, while enhancing opportunities for hosting major academic conferences and artistic events, including those in collaboration with cultural partners on site. The building site also includes the Faculty of Law Falconer Hall building, and will continue to accommodate Law programs in a combination of a reduced Falconer footprint and new space in the CCC.

A state-of-the-art 250 seat Recital Hall will become a preferred venue for intimate recitals and lecture events on the Toronto arts and culture scene, as well as on the academic and corporate fronts. A generous double

height ‘Urban Lab’ serves a variety of functions for the School of Cities.

The physical integration will foster intellectual integration and social cohesion, energizing new research, promote innovation in interdisciplinary curriculum, build sustainable and relevant programs, enhance the undergraduate and graduate student experience, and spark meaningful public outreach and public education activities. The outcome will be the creation of a prominent civilizational/cultural quadrant with the surrounding city.

Highly collaborative academic space will enable cross-disciplinary programming. Flexible conferencing facilities will provide a premier hosting spot for the University of Toronto, with the capacity to host events for 260 people (dinner) to 376 people (lecture). Locating this conferencing function at the building’s upper levels will serve to celebrate views of the University and the City.

The CCC will total 7,139 net assignable square metres (nasm), 17,790 gross square metres (gsm), including 2 levels below grade and 9 levels plus Mechanical Penthouse above grade. The CCC will accommodate the following:

- Public Lobby/ Atrium/Café
- Conferencing facilities
- 4th floor ROM program and bridge connection, approximately 1,300 usable sm
- Faculty of Law program
- Faculty of Arts & Science program including:
 - Department of Near and Middle Eastern Civilizations
 - Department of History
 - Institute of Islamic Studies
 - Advanced Institute for Jewish Studies
 - Global Religions in Society Initiative
 - Archaeology Centre
 - School of Cities
 - Urban Lab
- 250 seat Recital Hall
- Instructional spaces

The building will have two main entrances: one located off a new landscaped forecourt at the northern portion of the site, and a second accessed at the southern portion of the site close to the Faculty of Music and Flavelle House. Loading will be facilitated through a new shared service ramp with ROM and the Edward Johnson Building (EJB) that runs under the building. There will be no parking on the project site. However, barrier free parking and a drop-off circle will be provided in front of the Flavelle House due to a newly reconfigured south forecourt and combined driveway off Queen’s Park between CCC and Flavelle.

The CCC project is engaging feedback from students and student groups. Within the Planning process including the Project Planning Report, three students were part of the Project Planning Committee. The CCC project was also presented with other UPDC projects at the UTSU fair September 2019 at the Bahen Centre. In the Implementation process, there will be consultation with the University’s AODA Office in conjunction with Students for Barrier Free Access and Sexual & Gender Diversity Office once the design moves to Construction Documents phase.

A Zoning By-Law Amendment application was submitted in February 2019, followed by a subsequent rezoning resubmission, combined with Site Plan Control application in October 2019. It is anticipated that the rezoning will be in front of City Council in June 2020.

Secondary Effects

Faculty of Law occupants of Falconer Hall will require relocation for the duration of construction to nearby space. Select portions of the Edward Johnson Building will be affected where EJB connects to CCC. Arrangements will need to be made to maintain accessible entry to the Edward Johnson Building during construction.

Currently, a total of 18 parking spaces are located between Falconer Hall and Flavelle House on Queen's Park. Fifteen (15) parking spaces south of Falconer Hall will be removed from the parking inventory with the remaining three (3) spaces expected to be out of service during construction to allow construction staging to occur off of Queen's Park. Upon completion of the project, these three (3) spaces will become accessible parking spaces.

Deliveries and access to services (i.e. garbage and recycling removal) for the Faculty of Law, Edward Johnson Building and the ROM will be impacted during construction. Alternate points of access will be arranged to allow for business to be maintained within these buildings during the construction period. The ROM requires 24/7 access to its loading dock, necessitating the construction of a temporary ramp at the south end of its building, with access off Queen's Park.

Upon relocation of the Arts and Science Departments of History and Near and Middle Eastern Civilizations, existing spaces at Bancroft and Sidney Smith Hall. It is also expected that over time some office spaces within Colleges accommodating faculty members in the Department of History will be released as these members move their home base to the CCC.

Schedule

The proposed schedule for the project is as follows:

- | | |
|---|----------------------|
| • CaPS Executive approval to engage consultants to proceed through schematic design | December 18, 2014 |
| • Consultant Selection | January 2015 |
| • Submission of zoning amendment application | February 22, 2019 |
| • Completion of 50% Design Development | August 2019 |
| • 100% Design Development completion | April 2020 |
| • Construction Documents | July 2020 – Feb 2021 |
| • Tender, Negotiations | April – June 2021 |
| • Construction Letter of Award | May 2021 |
| • Mobilization and Construction start | July 2021 |
| • Substantial Performance | January 2025 |
| • Full Operational Occupancy | May 2025 |
| • Completion of North forecourt | August 2025 |

*Note: construction start and occupancy dates are contingent on municipal approvals

FINANCIAL AND PLANNING IMPLICATIONS:

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

RECOMMENDATIONS:

Be It Recommended:

THAT the *Report of the Project Planning Committee for the Centre for Civilizations, Cultures and Cities*, dated March 10, 2020, be approved in principle; and,

THAT the project totaling 7,139 net assignable square metres (nasm) 17,790 gross square metres (gsm), be approved in principle, to be funded by Future Major Capital Project Reserves, Divisional Operating Reserves, Fundraising (Divisional), Divisional Borrowing, Fundraising (Institutional), Institutional Borrowing (ROM) and Institutional Borrowing (University).

DOCUMENTATION PROVIDED:

- *Report of the Project Planning Committee for the Civilizations, Cultures and Cities*, dated March 10, 2020

Report of the Project Planning Committee for Centre for Civilizations, Cultures & Cities

March 10, 2020

I. EXECUTIVE SUMMARY

The Centre for Civilizations, Cultures & Cities (CCC) at 90 Queen's Park offers a rare opportunity to shape the future of Toronto's shifting cultural landscape. Located at the nexus of culture, education, commerce and entertainment, the CCC is a unique and exciting design challenge that will bring a diverse collection of institutions together under one roof.

The Centre for Civilizations, Cultures & Cities will draw together researchers, students, journalists, city planners, and business and civic leaders, from across the University, the City of Toronto, and around the world. The development takes advantage of the location of the Department of Classics and the Centre for Medieval Studies, both proximal to the CCC, to create a cluster for the interdisciplinary study of civilizations, cultures and cities. It will offer visitors and students opportunities for complementary programming with the Royal Ontario Museum (ROM) and will provide a new showcase on Queen's Park for the Faculty of Music's diverse performance programs, while enhancing opportunities for hosting academic conferences and artistic events, including those in collaboration with cultural partners. The building site also includes the Faculty of Law Falconer Hall building, with a slightly reduced footprint, that has accommodated the Faculty of Law within a new space in the CCC.

A new state-of-the-art 250 seat Recital Hall will be a preferred venue for intimate recitals and lecture events on the Toronto arts and culture scene, as well as on the academic and corporate fronts. A generous double height 'Urban Lab' serves a variety of functions for the School of Cities.

Highly collaborative academic space will enable cross-disciplinary programming. Flexible conferencing facilities will provide a premier hosting spot for the University of Toronto, with the capacity to host events for 260 people (dinner) to 376 people (lecture). Locating this conferencing function at the building's upper levels will serve to celebrate views of the campus and the city.

The CCC will total 7,139.11 net assignable square metres (nasm), 17,790.65 gross square metres (gsm), including 2 levels below grade and 9 levels plus Mechanical Penthouse above grade. The CCC will accommodate the following:

- Public Lobby/ Atrium/Café
- Conferencing facilities
- 4th floor ROM program and bridge connection, approximately 1,300 usable sm
- Faculty of Law program
- Faculty of Arts & Science program including:
 - Department of Near and Middle Eastern Civilizations
 - Department of History
 - Institute of Islamic Studies
 - Advanced Institute for Jewish Studies
 - Global Religions in Society Initiative
 - Archaeology Centre
 - School of Cities
 - Urban Lab
- 250 seat Recital Hall
- Instructional spaces

The building will have two main entrances: one located off a new landscaped forecourt at the northern portion of the site, and a second accessed at the southern portion of the site close to the Faculty of Music and Flavelle House. Loading is facilitated through a new, shared service ramp with ROM and the Edward Johnson Building (EJB) that runs under the building. There is no parking on the project site. However, three (3) barrier free parking, two (2) with EV charging stations, and a drop-off circle will be provided in front of the Flavelle House due to newly reconfigured south forecourt and combined driveway off Queen's Park between CCC and Flavelle.

The CCC project is engaging feedback from students and student groups. Within the Planning process including the Project Planning Report, three students were part of the Project Planning Committee. The CCC project was also presented with other UPDC projects at the UTSU fair September 2019 at the Bahen Centre. In the Implementation process, there will be consultation with the University's AODA Office in conjunction with Students for Barrier Free Access and Sexual & Gender Diversity Office once the design moves to Construction Documents phase.

A Zoning By-Law Amendment application was submitted in February 2019, followed by a subsequent rezoning resubmission, combined with Site Plan Control application in October 2019. It is anticipated that the rezoning will be in front of City Council in June 2020.



View 1 - Looking northwest from Queen's Park.



View 2 - Looking southwest from Queen's Park and Bloor Street.



View 3 - Looking northeast from Philosopher's Walk.



Proposed CCC Site Plan



View 4 – Proposed North Plaza between CCC and the ROM.



View 5 – Proposed East Courtyard between CCC and the Edward Johnson building.

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II. PROJECT BACKGROUND

a) Membership

Scott Mabury, Vice-President, Operations and Real Estate Partnerships (Chair)
Edward Iacobucci, Dean, Faculty of Law
*Annette Henry, Interim CAO and Director of Finance & Facilities, Faculty of Law
Don McLean, Dean, Faculty of Music
Kevin Howey, Assistant Dean Operations, Faculty of Music
Jay Pratt, Vice-Dean of Research & Infrastructure, Faculty of Arts & Science
Kim McLean, CAO, Faculty of Arts & Science
Lucy Chung, Director, Infrastructure Planning, Faculty of Arts and Science
Timothy Harrison, Chair, Near and Middle Eastern Civilizations, Faculty of Arts & Science
*Alison K. Smith, Professor and Chair, Department of History, Faculty of Arts & Science
Anna Shternshis, Acting Director, Anne Tanenbaum Centre for Jewish Studies, Faculty of Arts & Science
*Anver Emon, Director, Institute of Islamic Studies, Faculty of Arts & Science
Richard Florida, Director, Martin Institute of Prosperity, Rotman School of Management
Mark Fox, Professor, Faculty of Applied Science & Engineering
Shauna Brail, Associate Professor, Urban Studies Program, Faculty of Arts & Science
Tom Drechsler, Undergraduate Student, History, Faculty of Arts & Science
*Ron Saporta, Chief Operating Officer, Property Services and Sustainability
Gordon Robins, Director, Utilities and Building Operations
Anne Macdonald, Assistant Vice-President, Ancillary Services
*Costas Catsaros, Director, Project Development, UPDC
Steve Bailey, Director, Academic and Campus Events, UPDC
Christine Burke, Director, University Planning, UPDC
*Evelyn Casquenette, Senior Planner, University Planning, UPDC

*replacement member in-between 2018-2020

b) Terms of Reference

1. Make recommendations for a detailed space program and functional layout for a new building at 90 Queen's Park.
2. Identify the space program for University uses as it is related to the existing and approved academic plan(s) for the Faculties of Arts & Science, Music and Law taking into account the impact of approved and proposed programs that are reflected in increasing faculty, student and staff complement.
3. Identify the space program for non-University uses and the Royal Ontario Museum space programs to conform to agreements with the University, including space related to access and servicing.
4. Plan to permit maximum flexibility of space to permit future allocation as program needs change.
5. Demonstrate that the proposed space program will be consistent with the Council of Ontario Universities and the University of Toronto space standards.

6. Identify all secondary effects, including staging of existing site occupants and impact on the delivery of academic programs during construction.
7. Address campus-wide planning directives as set out in the campus Master Plan, open space plan, urban design criteria and site conditions that respond to the broader University community such as protection of view corridors and heritage considerations.
8. Identify equipment and moveable furnishings necessary to the project and their estimated cost.
9. Identify all data, networking and communication requirements and their related costs.
10. Identify all security, occupational health and safety and accessibility requirements and their related costs.
11. Identify a communications strategy for the project.
12. Identify all costs associated with transition during construction and secondary effects resulting from the realization of this project.
13. Determine a total project cost estimate [TPC] for the capital cost including costs of implementation in phases if required, and also identifying all resource costs, including a projected increase to the annual operating cost.
14. Identify all sources of funding for capital and operating costs.

c) Background Information

The University purchased the former Planetarium building at 90 Queen's Park in 2009 from the Royal Ontario Museum (ROM) and envisioned the site for institutional uses to support the University's mission and academic needs consistent with the cultural character of the precinct.

The Centre for Civilizations, Cultures & Cities (CCC) will collocate programs in proximity to other academic units and cultural entities that are natural and longstanding collaborators, and whose research and academic foci overlap and are complementary. The physical integration of complementary programs is planned to foster intellectual integration and social cohesion, to energize new research, promote innovation in interdisciplinary curriculum, build sustainable and relevant programs, significantly enhance the undergraduate and graduate student experience, and spark meaningful public outreach and public education activities.

The building will bring together dispersed academic units from the Faculty of Arts & Science, including History, Near and Middle Eastern Civilizations, as well as the Institute of Islamic Studies, an arm of the Anne Tanenbaum Centre for Jewish Studies and the Archaeology Centre. In addition, it gives the School of Cities a permanent home for its urban focused research, educational and outreach initiatives, and will provide facilities for the Faculty of Law and a new recital hall for the Faculty of Music. This cross cultural-diversity of disciplines and activities is central to the mission of the project both in terms of intellectual dialogue and public engagement.

In 2016, the University selected Diller Scofidio Renfro (New York, USA), in partnership with Architects Alliance (Toronto, Canada), to lead the design of the building. The design process has been iterative, drawing upon extensive consultation involving U of T senior administration, the project planning committee, academic units, the City, the neighboring community and other stakeholders.

The CCC will offer flexible facilities for research, conferences, exhibits, performances, and a dynamic approach to experiential learning and public engagement on a campus that has seen a significant expansion in the number of students over the past 10 years. The CCC will become an innovative, multidisciplinary place to explore cultural diversity, share values and inspire the cities of tomorrow and will create a new gateway into the St. George campus. It will both form a new ensemble of buildings and create a connector between its neighbours: the Royal Ontario Museum, the 1960's era Edward Johnson Building and two heritage structures from the 1900's - Flavelle House and Falconer Hall. Furthermore, two new landscaped spaces will be created around the buildings to both enhance and expand the public realm along Queen's Park.

The CCC will total 7,139.11 net assignable square metres (nasm), 17,790.65 gross square metres (gsm), including 2 levels below grade and 9 levels plus Mechanical Penthouse above grade. The CCC will accommodate the following:

- Public Lobby/ Atrium/Café
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- Faculty of Arts & Science program including:
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 - Department of History
 - Institute of Islamic Studies

- Advanced Institute for Jewish Studies
- Global Religions in Society Initiative
- Archaeology Centre
- School of Cities
 - Urban Lab
- 250 seat Recital Hall
- Instructional spaces

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c) Existing Space

The space requirements for each Department, Centre, Institute or group accommodated within The Centre for Civilizations, Cultures & Cities has been analyzed including examination of existing space accommodations, occupant profile, approved academic plan changes and COU standards for space allocation. These are briefly documented for each group below.

i. Faculty of Arts & Science

The Faculty of Arts and Science has proposed with this project an innovative and collaborative model for the accommodation of the several Departments and Centre's to be co-located within this building.

Department of History

Department of History Occupant Profile

Staff Category	Total Count	Projected Growth	Total
Academic			
FTE Faculty-Tenured Stream	39	2	41
FTE Faculty-Non-Tenured Stream	5		5
FTE Faculty-Teaching Stream (CUPE Lecturer II/CLTA)	0	2	2
Emeritus	49		49
CUPE Lecturer I	5	10	15
Research			
FTE PDF's	6	4	10
FTE Research Associates	1	3	4
FTE Non-academic Staff (Research)	0	4	4
Graduate Students			
FTE Grad Students	200	20	220
Departmental Administrative & Support Staff			
FTE Non-academic	8	2	10

Department of History Existing Space Inventory and COU Analysis

Use (COU Category)	Current Space Inventory	COU Analysis (existing)	COU Analysis (projected growth)
	NASM	NASM	NASM
A. Academic Offices (4.1)	733	607	635
B. Research Office/Project Space (4.2)	18	84	168
C. Graduate Student Space (4.3)	90	800	880
D. Departmental Administrative & Support Staff Offices (4.4)	111	96	120
E. Office Support Space (4.5)	235	397	451
F. Research Labs & Support Space (3.0)	0	43	47
Subtotal (COU Allocated Space)	1187	2027	2301

% COU Analysis (projected growth)

Classroom Facilities (1.0)	18		
Common Use & Student Activity Space (14.0)	23		
Total (All Space)	1228	2027	2301

*Department of Near and Middle Eastern Civilizations
Department of NMC Occupant Profile*

Staff Category	Existing	Projected Growth	Total
Academic			
FTE Faculty-Tenured Stream	13	2	15
FTE Faculty-Non-Tenured Stream	3		3
FTE Faculty-Teaching Stream	2	3	5
Research			
FTE PDF's	3		3
FTE Research Associates	0		0
FTE Non-academic staff (research)	0		0
Graduate Students			
FTE Grad Students	90		90
Departmental Administrative & Support Staff			
FTE Non-academic	6		6

Department of NMC Existing Space Inventory and COU Analysis

Use (COU Category)	Current Space Inventory NASM	COU Analysis (projected growth) NASM
A. Academic Offices (4.1)	547	317
B. Research Office/Project Space (4.2)	53	36
C. Graduate Student Space (4.3)	126	360
D. Departmental Administrative & Support Staff Offices (4.4)	104	72
E. Office Support Space (4.5)	95	196
F. Research Labs & Support Space (3.0)	133	60
G. Teaching Labs & Support Space (2.0)	114	329
Subtotal (COU Allocated Space)	1172	1370
<i>% COU Analysis (projected growth)</i>		
Classroom Facilities (1.0)	117	
Library Facilities & Campus Study Space (5.0)	85	
Total (All Space)	1374	1370

The Institute of Islamic Studies

Institute of Islamic Studies Occupant Profile

Staff Category	Projected Growth
Academic	
FTE Faculty-Tenured Stream	6
Research	
FTE Research Associates	1
Graduate Students	
FTE Grad Students	4
Departmental Administrative & Support Staff	
FTE Non-academic	1

Institute of Islamic Studies Space Inventory and COU Analysis

Use (COU Category)	COU Analysis (projected growth)
	NASM
A. Academic Offices (4.1)	72
B. Research Office/Project Space (4.2)	12
C. Graduate Student Space (4.3)	16
D. Departmental Administrative & Support Staff Offices (4.4)	12
E. Office Support Space (4.5)	28
F. Research Labs & Support Space (3.0)	9
G. Teaching Labs & Support Space (2.0)	
Subtotal (COU Allocated Space)	149
<i>% COU Analysis (projected growth)</i>	
Classroom Facilities (1.0)	
Library Facilities & Campus Study Space (5.0)	
Total (All Space)	149

Advanced Institute for Jewish Studies

Advanced Institute for Jewish Studies Occupant Profile

Staff Category	Total Count
Academic	
FTE Faculty-Tenured Stream	6
Research	
FTE Research Associates	1
Graduate Students	
FTE Grad Students	4
Departmental Administrative & Support Staff	
FTE Non-academic	1

Advanced Institute for Jewish Studies Space Inventory and COU Analysis

Use (COU Category)	COU Analysis (projected growth)
	NASM
A. Academic Offices (4.1)	72
B. Research Office/Project Space (4.2)	12
C. Graduate Student Space (4.3)	16
D. Departmental Administrative & Support Staff Offices (4.4)	12
E. Office Support Space (4.5)	28
F. Research Labs & Support Space (3.0)	9
G. Teaching Labs & Support Space (2.0)	
Subtotal (COU Allocated Space)	149

% COU Analysis (projected growth)

Classroom Facilities (1.0)	
Library Facilities & Campus Study Space (5.0)	
Total (All Space)	149

School of Cities

School of Cities Occupant Profile

Staff Category	Total Count
Academic	
FTE Faculty-Tenured Stream	9
FTE Faculty-Non-Tenured Stream	0
FTE Faculty-Teaching Stream	12
Research	
FTE PDF's	13
FTE Research Associates	7
FTE Non-academic staff (research)	0
Graduate Students	
FTE Grad Students	12
Departmental Administrative & Support Staff	
FTE Non-academic	12

Faculty of Law

Faculty of Law Existing Space Inventory at Falconer Hall

	Current Inventory NASM
Classrooms	210
Academic Offices	284
Administrative Offices	444
Office Support Space	138
Case-rooms	70
Student Clubs, Offices, Lounge	144

Graduate Offices	
	1290

Instructional Spaces

To complement the instructional needs of the building constituents, the CCC space program includes a complement of sizes of instructional spaces to accommodate a range of teaching pedagogies. Joint efforts between Academic and Campus Events (ACE) and the Faculty of Arts & Science have generated data that reflects projected enrolment counts and necessary room accommodation for the various Faculty of Arts & Science departments relocating to the CCC.

III. PROJECT DESCRIPTION

a) Vision Statement

The Centre for Civilizations, Cultures & Cities (CCC) will draw together researchers, students, journalists, city planners, and business and civic leaders, from across the University, the City of Toronto, and around the world. The development takes advantage of the location of the Department of Classics and the Centre for Medieval Studies, both proximal to the CCC, to create a cluster for the interdisciplinary study of civilizations, cultures and cities. It will offer visitors and students opportunities for complementary programming with the Royal Ontario Museum (ROM) and will provide a new showcase on Queen’s Park for the Faculty of Music’s diverse performance programs, while enhancing opportunities for hosting academic conferences and artistic events, including those in collaboration with cultural partners. The building site also includes the Faculty of Law Falconer Hall building, with a slightly reduced footprint, that has accommodated the Faculty of Law within a new space in the CCC.

The CCC will embody the idea that public discourse, shared values and cultural diversity, creates a forum for different perspectives, leading to greater social cohesion. Its architecture is envisioned as a step in the natural progression of a dynamic neighbourhood, a forward-looking University and an exciting, complex and changing world. At site level, 90 Queen’s Park will be a central gathering space receiving visitors from all directions. The design buries an access road through to the loading areas for the ROM under the building to create a generous new entry “South Plaza” with a generous landscape, welcoming visitors from the South and Philosopher’s Walk. A café and restaurant extends from the inside-out with a gently stepped hardscape and softscape marking entry from the “North Plaza”. At ground level, the CCC provides direct access into the Edward Johnson Building and Falconer Hall.

The dual exterior expression responds to the building’s particular site location among the existing buildings. The Southern end of the building is articulated as an imprint of the historic Falconer Hall, revealed as an emerging collection of layers of volumes. The basic programmatic divisions are reflected on the facades: to the north are the faculty offices and workspaces; while towards the south, are individually deeper articulated volumes devoted to student and public oriented spaces. The south façade is visually porous, creating reciprocal relationships with the University and City.

Inside the building, the key public spaces are at the lobby level and distributed vertically up the south face of the building. Located on the second floor, the School of Cities’ Urban Lab forms a canopy for the Southern entry with classrooms performing the same function at the North plaza. The new 250-seat recital hall and a flexible event space provide larger gathering spaces with views of downtown

Toronto. These major components are stitched together by an open stair that climbs from the street level up through the heart of the building.

b) Statement of Academic Plan

The development takes advantage of the location of the Department of Classics and the Centre for Medieval Studies, both proximal to the CCC, to create a cluster for the interdisciplinary study of civilizations, cultures and cities. It will offer visitors and students opportunities for complementary programming with the Royal Ontario Museum (ROM) and will provide a new showcase on Queen's Park for the Faculty of Music's diverse performance programs, while enhancing opportunities for hosting academic conferences and artistic events, including those in collaboration with cultural partners. The building site also includes the Faculty of Law Falconer Hall building, with a slightly reduced footprint, that has accommodated the Faculty of Law within a new space in the CCC.

i. Faculty of Arts and Science

With the development of the 90 Queen's Park site, the Faculty of Arts & Science has a rare opportunity:

(1) To consolidate faculty within two of its leading historical studies departments (Department of History and Department of Near & Middle Eastern Civilizations), who are currently dispersed across the campus due to lack of centralized space;

(2) To collocate these departments to other academic units and cultural entities whose research and academic foci overlap and/or complementary (Faculty of Arts & Science: Centre for Medieval Studies, Department of Classics, Munk School of Global Affairs, Institute for the History and Philosophy of Science and Technology; Faculty of Law; Victoria University: Museum Studies, Material Culture Studies [new program] and Emmanuel College's Muslim Studies; St. Michael's College Christianity Studies; the ROM and the Gardiner museums); and,

(3) To anchor U of T's historical and civilizational studies enterprise as a prominent gateway and link between the St. George campus and the surrounding community.

The physical integration will foster intellectual integration and social cohesion, energizing new research, promote innovation in interdisciplinary curriculum, build sustainable and relevant programs, enhance the undergraduate and graduate student experience, and spark meaningful public outreach and public education activities. The outcome will be the creation of a prominent civilizational/cultural quadrant with the surrounding city.

The Arts and Science departments and centres are below:

History Department

With 2000 undergraduates in its programs, 200 graduate students, and a faculty of 75 (49 St. George, and a further 25 at UTM and UTSC, including cross appointments, and with the prospect of further complement growth on all 3 campuses), the University of Toronto's History Department is the largest in North America. Its current quarters in Sidney Smith accommodate only a fraction of its faculty and students, hindering collective activity in research, teaching, and public outreach.

The History Department is refocusing its program with an eye to expand opportunities for students and faculty through new specialized graduate concentrations and greater collaboration with other units. The move to the 90 Queen's Park site will allow the Department to accelerate its progress by:

- Bringing departmental offices and teaching spaces closer to key collaborators at the Faculty of Law, the Munk School, Trinity College, Victoria University, and St. Michael's Colleges, and the ROM and Gardiner museums;
- Accommodating the majority of the History faculty in a single space for the first time in over 50 years; and,
- Providing teaching and meeting spaces designed for flexibility and accessibility, allowing state of the art teaching, public workshops, and conferences.

1) Bridging Resources & Building Programs

The History Department is currently planning new programs with other U of T units located in the northeast quadrant of the St. George Campus:

- Law: a joint MA/PhD program with the Law Faculty, allowing students to complete a Law JJD and a History MA simultaneously, and launching a Law-History doctoral program. There will be a strong community outreach at the MA level in particular, necessitating expanded meeting space for research and consultations.
- Contemporary Global History: a professional MA program in collaboration with the Graham Centre for Contemporary International History at Trinity College, and building on the Department's stellar and highly popular International Relations undergraduate program. This program will be co-developed with one or two major international university partners, necessitating wired meeting rooms for on-line seminars.
- Material Culture: a new program in conjunction with Victoria College, the Faculty of Information, and the ROM aimed at helping students prepare for work as curators, museum staff, and public historians.

Students in these new programs will take Faculty of Law, the Munk School, Trinity College (Graham Centre), and Victoria University classes and make use of the extensive collections and resources at the ROM and Gardiner, making it strategic to be located adjacent to them. The History faculty play important roles directing and teaching in some of the University's leading research centres and programs adjacent to the proposed site, including: the Munk School of Global Affairs (5 faculty are directing Munk Programs or Centres); the Centre for Medieval Studies & Medieval Studies Undergraduate program (4 faculty play a leading role in administration and teaching); and the CJS and Institute for the History & Philosophy of Science & Technology.

In addition, the Department has long-standing arrangements allowing History students to take courses from the Near and Middle Eastern Civilizations and Classics Departments to complement their Major, Minor, and Specialist History programs. There are also natural convergences between History and the ROM, particularly given the latter's strong Canadian, Middle Eastern, Canadian First Nations, African and Asian collections.

2) Building Community in Research, Teaching, and Outreach

Expanding the number of faculty offices in a central site will mean that St. George faculty are no longer scattered across the campus, and will allow Tri-Campus graduate faculty to meet with students to share in the intellectual life of the University. Adding space for social interaction and research collaboration will strengthen department cohesion.

3) Progressive Pedagogy and Public Engagement

The Department of History currently has three well-utilized seminar/meeting rooms and a conference room in Sidney Smith Hall that support undergraduate and graduate teaching. Expanded opportunities for seminar and meeting rooms in the CCC will allow for additional conference and workshop activities (lectures, workshops, presentations, consultations).

Department of Near and Middle Eastern Civilizations

Since its inception, the University of Toronto has been engaged in the exploration and advanced study of the complex societies and civilizations of the Near and Middle East, which have played a transformative role in human history, from ancient times to the present. Today, this teaching and research activity is centered in the Department of Near and Middle Eastern Civilizations (NMC), which was formed in 1996 from a merger of the Departments of Near Eastern Studies and Middle East and Islamic Studies. The Department's programs are conceived in the broad tradition of the Humanities and provides the opportunity to study non-Western complex societies and civilizations that have had an enormous impact on our own, and which have relevance today in Canada's multicultural society and in the globalized international environment. It is the only program of its kind in Canada, but one that is foundational to the programs of peer institutions in North America and Europe.

NMC's programs are fundamentally interdisciplinary, with program offerings spanning five areas of study: Ancient Near East, Egyptology, Hebrew and Judaic Studies, Middle Eastern and Islamic Studies, and the Modern Middle East. It is the only institution in Canada where one can study, for example, the Ancient Near East in relation to Eastern Christianity, or Hebrew and Judaic studies in relation to the Islamic world, or Anatolian and Turkish civilizations in relation to Iranian, from a multitude of perspectives ranging from anthropology, archaeology, art and history, to language, literature, religion and thought. NMC is an active, diverse and flourishing academic community, with annual undergraduate course enrolments ranging between 1300 and 1500, and approximately 300 enrolled in the Specialist, Major and Minor programs, 90 graduate students (32 MA and 58 PhD), and a faculty of 29 (19.45 FTEs).

NMC's programs rank at the very top in North America and internationally, a fact reaffirmed by an External Review completed in 2012. However, the current state of NMC's physical space and infrastructure, does not reflect the Department's teaching and research needs or requirements. The opportunity to participate in the Centre for Civilizations, Cultures & Cities project would (1) enable the Department to address its space needs directly and more efficiently than presently possible in its current space in Bancroft Hall, and (2) afford the opportunity to upgrade its facilities with state of the art research and teaching resources in support of its academic programs.

As an interdisciplinary unit, NMC is strongly committed to collaboration and active engagement with the broader U of T academic community and the public. Many NMC faculty have joint appointments or close ties with other Faculty of Arts & Science units (e.g., History, Anthropology, Classics, Comparative Literature, Jewish Studies, Medieval Studies, and Religion), or cultural institutions such as the Royal Ontario Museum (ROM). NMC faculty make regular use of the ROM's collections for research and teaching, and a significant number of NMC courses are taught at the ROM, either by jointly appointed faculty, or by ROM research curators. Relocation to the proposed 90 Queen's Park site would greatly enhance these existing collaborative ties and activities, while creating rich opportunity for a wide range of additional collaborative and synergistic possibilities.

The Institute of Islamic Studies

In 2013, the University of Toronto created the Institute of Islamic Studies, to draw together and mobilize the wealth of expertise across its three campuses and give greater focus, cohesion and profile to the University's teaching and research agendas in the field.

The lead collaborating academic divisions are:

- Faculty of Arts & Science
- Faculty of Law
- University of Toronto Mississauga (UTM)
- University of Toronto Scarborough (UTSC)
- Emmanuel College of Victoria University in the University of Toronto

There are more than 35 faculty members across all three campuses of the University whose core expertise is Islamic studies or whose research deals in some way with Islamic studies. The cross-disciplinary nature of this phenomenal foundation of expertise is reflected in the breadth of divisions and units represented:

- Faculty of Arts & Science: Anthropology, History, Near and Middle Eastern Civilizations, Philosophy, Political Science, Study of Religion, and Sociology
- University of Toronto Mississauga (UTM): Historical Studies
- University of Toronto Scarborough (UTSC): Historical and Cultural Studies
- Emmanuel College of Victoria University: Muslim Studies Program
- Faculty of Law
- John H. Daniels Faculty of Architecture, Landscape, and Design
- Ontario Institute for Studies in Education (OISE)
- Joseph L. Rotman School of Management

Leveraging the strong educational programming in place across the University, the Institute of Islamic Studies (IIS) focuses primarily on research and outreach, creating a coordinated program of activities to provide a focal point for scholarship on the Islamic world, advance understanding about Islam in society, inform public policy and raise the profile of the Islamic studies endeavours at U of T. The Institute seeks to bring the resources and capacities of the University to bear on fundamental issues across all parts of Canadian society and across the world.

The primary mandate of the Institute of Islamic Studies is to foster advanced research by nurturing an interdisciplinary, collaborative community of Islamic studies scholars. It serves as the portal for Islamic studies at U of T for the international academic community and for the general public, including the latter in its programming and discussions. In coordination with the University's strategic communications department, the Institute is a resource for the media on issues related to Islam. The Institute is also an important resource for various sectors of society—government, civil society and the general public—and its work informs the legal and policy community at all levels of government, non-governmental agencies and organizations.

U of T's Institute of Islamic Studies will fulfil these goals through a coordinated program of activities designed to advance understanding of the Islamic world, inform public policy and raise the profile of Islam and Islamic studies among Canadians. The Institute's focus includes the multiple expressions of Islam as a religious tradition, the role of Islamic civilization in shaping global history and global society—past, present and future—and the pressing need to understand and appreciate Islamic perspectives as a central part of contemporary discourse.

Advanced Institute for Jewish Studies

The Anne Tanenbaum Centre for Jewish Studies (CJS) hosts the largest and most comprehensive programs in Jewish Studies in North America, and one of the largest in the world. With over seventy faculty members in twenty-four collaborating units across the University of Toronto, it runs robust graduate and undergraduate programs, and an active outreach program. Above all, the Centre

facilitates faculty research by providing generous grants and supporting collaborative initiatives. The CJS currently subsidizes an academic book series at the University of Toronto Press and also supports popular academic publishing through the New Jewish Press. The CCC will house the Advanced Institute for Jewish Studies, the research wing of the Anne Tanenbaum Centre for Jewish Studies. This Institute will enable the CJS to further its core mission of integrating Jewish studies across both undergraduate and graduate programs in the Faculty of Arts and Science, the Faculty of Music, and the Faculty of Law at the University of Toronto.

The CJS will strengthen existing partnerships with each of the academic units located in the CCC and will take the Centre's research, teaching, and outreach mission to a new level. First, the Advanced Institute will bring together the Centre's four endowed visitors: two postdoctoral fellows and two distinguished visiting professors, who are currently dispersed throughout the campus. Second, it will host six additional fellows, including two head fellows from the University of Toronto, who will spend a year working on a theme in the broad area of Jewish Studies. The Advanced Institute for Jewish Studies will provide offices for each fellow, and a room for weekly seminars. At the end of the year, the CJS will host a concluding conference, which will feature all fellows of the Advanced Institute, invited speakers, and selected graduate and undergraduate students, with proceedings prepared for publication. Above all, the Advanced Institute will empower U of T faculty working in the areas of Jewish Studies to conceive and execute the most ambitious projects, thus advancing their teaching and research agendas to a new unprecedented level.

School of Cities

The challenge to build sustainable cities for the twenty-first century that reflect shared values and diversity will be the focus and the forum for the School of Cities within its new home at the CCC.

The School of Cities (EDU-C) is a concept in the making. As the human population increasingly flocks to urban centres, the School of Cities will recognize that the challenge of global urbanization requires a new, multidisciplinary field of inquiry. It will develop the new science of the city, establish the required data and protocols, engage global networks of institutions and organizations and establish the underlying infrastructure of education and engagement that will better equip the people and organizations who build and manage them to address the challenges ahead in this coming century of cities. School of Cities research and projects will utilize Toronto, a large and culturally diverse metropolitan centre, as a living lab. With a focus on practical solutions and informed problem solving, the School will build experiential learning into its undergraduate and graduate education. Perhaps most prominently, the School will hold a biannual conference—a “Davos for Cities”—that will bring to Toronto the world's foremost cultural, political, business, and academic leaders. By seeking to understand how our practices and shared values shape cities, and how cities in turn shape our values, the School of Cities will be realized in a deeply informed practical engagement within the mandate of the CCC.

Urban Innovation Laboratory

The Urban Innovation Laboratory will bring multidisciplinary teams together, providing foundational support for new ventures spun out of the research, education, and engagement activities of the School of Cities. Students and faculty from diverse disciplines will bring their combined knowledge and skills to the lab to help address the challenges. Students will not only have an opportunity to connect classroom-based learning to real-world problems, but they will do so in a fast-paced, multidisciplinary and policy-relevant environment.

Testing and prototyping will be a key function and differentiator of the lab. The Urban Innovation Lab will enable investigators to find innovative ways of testing city-building ideas and moving them from conception to execution to practice.

Pillar 1 – Research Program

Understanding the highly complex nature of cities requires a multidisciplinary approach involving geography, planning, management, sociology, economics, political science, engineering, computer science, architecture, public health, social work and public policy. Using a team-based approach that spans disciplines at the University of Toronto and involves partners from leading international institutions, large-scale projects will tackle urban challenges by seeking to understand the fundamental components of a city and how they interact. Examples of research challenges are: Urban Genome Project, Cities by Design, Cities of Opportunities and Global Urban Data Repository.

Pillar 2 – Academic Program

From broad-based undergraduate studies in urbanism to highly specialized doctoral programs, educating the next generation of urban citizens and experts at the School of Cities includes academic programming such as:

- Online learning and MOOCs will target upwards of 100,000 students per course, as well as engage citizens from around the world;
- Continuing education will include executive education and certificates through U of T's School of Continuing Studies;
- Undergraduate programs: large, undergraduate courses will bring together U of T's top urban experts in order to provide students with a comprehensive understanding of cities as a foundation for their undergraduate degree; and,
- Graduate programs: top professors and a first-rate learning environment will attract graduate students from within Canada and internationally. Graduate students will develop leading-edge urban research projects at the University.

Pillar 3 – Thought Leadership/Engagement Program

The U of T School of Cities will inform the broader public conversation about cities and urbanism, and will become the go-to place for discussions on urban challenges and solutions by means of:

- Mayor's School: Provides an opportunity for mayors to develop the strategic insights and networks necessary to be outstanding municipal leaders, by means of meet-and-greets and day-long intensive summits;
- Davos for Cities: To be developed into the world's go-to conference on urban challenges and solutions, bringing mayors, urban leaders, planners, researchers and other key decision-makers and influencers to Toronto to discuss and consider topical themes that are affecting cities around the globe;
- Awards program: The world's first awards program for urban thinkers, researchers, practitioners and urban leaders, recognizing urban innovations in a global context; and,
- Urban Think Tank: This think-tank will undertake government requested research and issues-driven research, and will publish high-impact quality reports so that the pressing issues of cities, urbanism and urban development are readily available for a wide audience.

Fellows Program

The Fellows Program will bring the world's leading urban leaders and thinkers to the School for a term period to lead projects, conduct research and share their knowledge and accomplishments. Both senior and junior positions are envisioned, which will serve as a mutual enrichment experience for both seasoned experts and rising stars in the area of urban development and urbanism.

ii. Faculty of Music

For many years a challenge for the Faculty of Music has been its lack of profile on Queen's Park. As currently envisioned, the CCC project has the potential to achieve an enhanced presence. The integration of renovations to existing Music facilities and the direct physical connection of the Edward Johnson Building to the CCC will result in a world-class facility that will become a symbol of the City's diversity, tolerance, and cultural strength and of the University's premium international brand.

The main building of the Faculty of Music is the Edward Johnson Building (EJB), which opened in 1962, by Adamson & Associates Architects. The EJB features two major public performance spaces:

- *MacMillan Theatre*, 815 seats, with full fly tower, proscenium, and orchestra pit. Existing challenges are problematic audience seating including unusable balcony sight lines, major acoustical flaws, and superannuated technical infrastructure. MacMillan is the key performance space for the Faculty of Music's renowned U of T Opera Program and for its large ensemble performances; and,
- *Walter Hall*, 490 seats, is one of the city's leading recital and chamber music facilities, historically and continuously in demand by the Faculty's academic and artistic program and by outside chamber music partner organizations;
- Both of these theatres are rented to outside cultural and corporate clients when available.

Previously 'state-of-the-art' at time of construction, both theatre spaces are in critical need of major renovation and upgrade. Detailed studies confirm that to be viable as a public professional and 21st century training facility, the MacMillan Theatre needs to be completely redesigned as an approximately 1,000-seat opera theatre. In addition, Walter Hall needs numerous acoustical and technical upgrades that will rejuvenate it and allow it to flourish and remain in demand, probably with a slightly reduced resultant capacity of around 450 seats.

Even if fully renovated, these two spaces alone are insufficient to meet the performance needs of a world-class music school, and to the evolving needs of the University and the City. The Edward Johnson Building was designed for a population of around 350 and today has a student enrolment approaching 900 (currently 855 students, 590 undergraduate, 265 graduate and growing). The Faculty of Music puts on approximately 150 main calendar events each academic season, and a further 250 student recitals and presentations. In addition, there are some 200 rentals to various external clients and partner organizations supporting and enhancing the activities within the Bloor Street Cultural Corridor.

In addition to the CCC 250-seat recital/lecture hall at the CCC, there will be an Event Hall on the 9th floor with a flat-floor capacity for up to 376 people with a lecture configuration. Thus, with the proposed keystone multipurpose experiential labs and event spaces under development for the CCC, the public gathering spaces and supporting amenities and future renovations renovated facilities within the Edward Johnson Building and the Recital Hall will become a public jewel and nexus point for the City and the University, a state-of-the-art space that brings together the academic and cultural, institutional and public missions.

The Recital Hall will become a preferred venue for more intimate recitals and lecture events on the Toronto arts and culture scene, as well as on the academic and corporate front. It is expected that it will create and occupy a distinctive and welcome niche and will attract numerous clients beyond its role in the Faculty's academic and artistic programs. Within Music, the Recital Hall will take pressure off Walter Hall and provide an alternative high-quality recital and lecture presentation space of more

appropriate size, allowing better overall functional allocation of resources. It will also act as a ‘breakout’ or ‘keynote’ space for larger conference gatherings that might make use of the variant capacities of the integrated on-site spaces (1000 MacMillan Theatre, 500 Walter Hall, 250 New Hall, 250+ Event Space).

iii. Faculty of Law

The University of Toronto’s Faculty of Law is one of the world’s outstanding law schools. Its student body is extraordinarily strong in terms of academic achievement, diversity of background, experience, intellectual interest and commitment and its faculty is comprised of internationally recognized scholars who define their fields and routinely shape the most important policy issues of the time.

Noted in past Academic Plans, addressing space issues continues to be one of the Faculty’s key priorities. The Jackman Law Building has addressed the concerns associated with space for the J.D. program, and has also allowed for planning around dedicated Graduate Program space in Falconer Hall. Locating the Graduate Program in Falconer Hall would provide the opportunity to move away from the current model of a combination of public space, shared carrels and offices in the Bora Laskin Law Library to a space that would support the creation of community, with program administrators, LL.M. and S.J.D. students being located in one physical area.

In keeping with this plan, three new LL.M. concentrations were approved in 2011-12, designed to further strengthen the pool of graduate student applicants and to signal to applicants and the outside world the strength of Faculty members in specific areas. Furthermore, the plan to house the Graduate Program in Falconer Hall has been considered instrumental in giving the Faculty of Law a distinct advantage in recruiting the very best LL.M. and S.J.D students.

In efforts to compete with other top schools for these students, the Faculty of Law seeks to balance the importance of single or shared office space to attracting talent. This is especially important given the constraints the Faculty has in competing with other top schools in terms of financial support. Attracting the best possible graduate students remains a priority of the Graduate Program and a key priority for the Faculty. The CCC will maintain and strengthen spaces for graduate students within the Faculty of Law precinct. These spaces will be accommodated, but will be located between a reduced footprint at Falconer and new space in the CCC.

iv. Royal Ontario Museum

The Royal Ontario Museum (ROM) and the University of Toronto maintain active and extensive collaborative ties across a wide range of disciplines, reflecting long, intertwined institutional histories, complementary research and educational missions. This collaboration includes a large number of cross-appointments, ongoing research projects, teaching programs that draw on the ROM’s extensive collections and invaluable research and training opportunities for students (both graduate and undergraduate). These ROM collaborative ties are particularly extensive with the Department of Near and Middle Eastern Civilizations, followed by the Department of History. The desire is to create an integrated approach to CCC facilities and the existing ROM facilities. Such an integrated approach would present potential synergies and efficiencies, and offer an opportunity to create transformative research and space that will advance the missions of both institutions. Integration examples are:

- **Cross Appointments:** The Department of Near and Middle Eastern Civilizations (NMC) has close connections with the ROM’s World Culture Department, which currently include one joint appointment (Mesopotamian Archaeology), and four cross-appointments (Egyptology and Islamic Archaeology). In addition, at least two NMC faculty members regularly teach

courses that draw on collections in the ROM. The History Department also has close ties with the ROM's Canadian and European sections.

- **Facilitated Use of Collections (West Asia, Canadian, European):** ROM collections are already being used by NMC scholars for teaching and ties are possible with History as well. Additionally, the ROM has a historical musical instrument collection, which could be linked to the Faculty of Music and its Early Music/Historical Performance and World Music/Ethnomusicology Programs.
- **Increased Research Use of Collections:** NMC students are already using the West Asia collection for research and training. Considering the increasing difficulty of participating in fieldwork opportunities in the Middle East, interest in using the ROM's collection for degree-related research is likely to increase significantly.
- **Laboratory Facilities:** The ROM and NMC have laboratories that complement each other to a large degree. The ROM has large conservation labs on the fifth floor, a petrography lab on the sixth floor, and an Earth Sciences lab on 3B with single crystal and powder X-ray diffractometry, RAMAN spectrometry, Scanning Electron Microscopy (SEM) and portable X-ray fluorescence capability. To augment these facilities the addition of Gas Chromatography and Mass Spectrometry equipment for analysis of organic materials is recommended as well as a new SEM for analysis of large samples (the current microscope is of older vintage with a very small stage and corresponding optics), and a Materials Science position may be required in the future to coordinate the archaeology/conservation function and shared services between the ROM and U of T and conduct materials-based research. NMC has an archaeology lab with ceramic collections (approximately 100,000 items), microscopes (including a polarizing microscope), and series of GIS-equipped computer workstations. The ROM's petrography wet lab is located within collection storage space.
- **Libraries:** NMC and the ROM both hold on-site collections that facilitate research and student training, while complementing Robarts's holdings. NMC is the home of the Royal Inscriptions of Mesopotamia (RIM) library, the most comprehensive departmental library on historical Mesopotamia in North America. The ROM's West Asia library, an extension of the museum's central library housed on the sixth floor has extensive holdings on Near Eastern Archaeology and Islamic Art and Architecture, some of them not present at Robarts. The future proximity of both libraries, would greatly facilitate both research and teaching.
- **Research Archives:** The ROM's West Asia Library also houses extensive excavation field records and archives, as does NMC's Archaeology Laboratory. The digitization of these holdings, already facilitated through the help of NMC work-study students, could be coordinated with technological assets in the new building. Access to the collection needs to be ensured to allow students to begin or continue their research on the related excavation projects.
- **Outreach Programs:** The ROM is interested in the future of Toronto and of Canada, particularly with regards to multiculturalism and wishes to both capture/archive (i.e. creation of a gallery on Canadian identity) and educate. There is a desire to place focus on the immigrant experience and select "priority" groups, reaching out to a segment of the population who may find the ROM and other cultural institutions otherwise inaccessible. One example is to provide bursaries to schools in less affluent neighbourhoods to fund school trips (transportation and entry). Ultimately, the ROM wishes to provide a forum for the

exchange of ideas around cultural identity specific to Canada. This mandate drives a need for increased outreach space, namely classrooms.

c) Space Program and Functional Plan

Specific to the University of Toronto, the building program includes shared spaces, instructional spaces, and those dedicated to the Faculty of Arts & Science (including School of Cities), Faculty of Law, and Faculty of Music. This project also allows connections to be made between University uses, space for Foundations and the Royal Ontario Museum. Following is the overall space program for the building.

The **SUMMARY SPACE PROGRAM** for the entire CCC new building complex is as follows:

PROGRAM ELEMENT	TOTAL NASM
Faculty of Music	494.91
Faculty of Law	171.31
Faculty of Arts & Science	3,107.58
School of Cities	796.37
Event/Conferencing, Instructional & Secretariat	1,421.13
Common Space, Ancillary Services/Café	337.50
Common Space (includes informal study, reception, lobby, lounge, etc)	810.31
SUBTOTAL NASM	7,139.11
SUBTOTAL GSM	17,643.24
SUBTOTAL GSM (renovated existing spaces)	147.41
TOTAL GSM	17,790.65

The **DETAILED SPACE PROGRAM** for the entire CCC building complex is as follows:

GROUND FLOOR		
RECEPTION	Common Space	14.7
LOBBY LOUNGE	Common Space	35.24
CAFÉ LOUNGE/ WAITING	Common Space	21.24
CAFÉ	Café	150.24
CAFÉ KITCHEN	Café	45.59
CAFÉ SERVERY	Café	79.09
DISH-WASH AND POT-WASH AREA	Café	19.98
DRY GOODS STORAGE	Café	7.94
DAY STORAGE	Café	12.28
FURNITURE STORAGE	Café	13.84
WALK-IN REFRIGERATOR	Café	8.54
ADMIN OFFICE	Event/Conferencing, Instructional & Secretariat	11.47
RECEPTION / WAITING	Event/Conferencing, Instructional & Secretariat	7.59
WORKSTATION	Event/Conferencing, Instructional & Secretariat	7.61
SUBTOTAL		435.3
FLOOR 2		
20 SEAT CLASSROOM	Event/Conferencing, Instructional & Secretariat	46.51
24 SEAT CLASSROOM	Event/Conferencing, Instructional & Secretariat	63.05
35 SEAT CLASSROOM	Event/Conferencing, Instructional & Secretariat	69.67
50 SEAT CLASSROOM	Event/Conferencing, Instructional & Secretariat	99.2
100 SEAT CLASSROOM	Event/Conferencing, Instructional & Secretariat	204.37
AV/STORAGE	Event/Conferencing, Instructional & Secretariat	17.7
STORAGE	Event/Conferencing, Instructional & Secretariat	10.38
INFORMAL STUDY	Common Space	42.66
INFORMAL STUDY	Common Space	28.48
URBAN LAB	School of Cities	222.09
URBAN LAB STORAGE	School of Cities	21.12
SUBTOTAL		825.23
FLOOR 3		
35 SEAT CLASSROOM	Event/Conferencing, Instructional & Secretariat	66.24
50 SEAT CLASSROOM	Event/Conferencing, Instructional & Secretariat	81.85

LOUNGE	Common Space	63.24
ADMIN STAFF ROOM	School of Cities	29.14
BUSINESS OFFICER OFFICE	School of Cities	8.99
CITIES MEETING RM	School of Cities	81.27
CITIES RECEPTION	School of Cities	22.72
KITCHENETTE	School of Cities	16.6
LARGE OFFICE W/MTG TABLE	School of Cities	16.29
EVENT SPACE	School of Cities	85.36
LARGE WORKSTATION	School of Cities	44.12
MEDIUM WORKSTATION	School of Cities	52.38
MEDIUM WORKSTATIONS	School of Cities	36.71
PRIVATE OFFICE	School of Cities	52.35
RESEARCH COMMONS	School of Cities	44.58
SMALL WORKSTATIONS	School of Cities	37.64
STORAGE	School of Cities	25.01
SUBTOTAL		764.49
FLOOR 5		
ARCH CHAIR	A&S - Archaeology Space	10.49
DIGITAL INNOVATION LAB	A&S - Archaeology Space	84.98
KITCHENETTE	A&S - Archaeology Space	5.58
MACS STUDENT / FACULTY SPACE	A&S - Archaeology Space	16.81
MATERIAL CULTURE LEARNING FACILITY	A&S - Archaeology Space	28.02
PRINT ROOM	A&S - Archaeology Space	7.67
PROJECT ROOM	A&S - Archaeology Space	54.18
STORAGE CLOSET	A&S - Archaeology Space	9.13
ARTIFACT STORAGE	A&S - NMC	22.34
COLLECTIONS MANAGER	A&S - NMC	9.06
MICROSCOPE / PHOTOGRAPHY LAB	A&S - NMC	10.23
NMC ACAD	A&S - NMC	75.48
NMC GRAD STUDENT ASSOC. OFFICE	A&S - NMC	11.06
NMC UNDERGRAD STUDENT ASSOC. OFFICE	A&S - NMC	10.8
RESEARCH OFFICE (4)	A&S - NMC	22.27
RESEARCH OFFICE (12)	A&S - NMC	89.24
RESEARCH SPACE	A&S - NMC	14.11
TEACHING LAB	A&S - NMC	54.14
TEACHING LAB / ARCHAEOLOGY LAB	A&S - NMC	45.93
TEACHING LAB/RIM ARCHIVE/STUDY	A&S - NMC	98.91
WETLAB PREP STATION	A&S - NMC	9.55
A&S SHARED MEETING ROOM	A&S - Shared	22.13
A&S SHARED UNDERGRAD STUDY	A&S - Shared	29.2

SPACE / COLLABORATION		
A&S SHARED UNDERGRAD STUDY SPACE/COLLABORATION	A&S - Shared	35.9
INFORMAL STUDY	Common Space	30.2
SUBTOTAL		807.44
FLOOR 6		
NMC ACAD	A&S - NMC	199.55
NMC ADMIN	A&S - NMC	29.76
NMC BUSINESS OFFICER	A&S - NMC	7.2
NMC CHAIR	A&S - NMC	18.4
NMC KITCHENETTE	A&S - NMC	17.82
NMC COPIER / SUPPLIES	A&S - NMC	9.68
NMC OPEN ADMIN (2)	A&S - NMC	11.21
OFFICE SUPPORT	A&S - NMC	2.09
A&S SHARED FACULTY LOUNGE / MEETING ROOM	A&S - Shared	52.96
INFORMAL STUDY	Common Space	48.42
RECITAL HALL LOBBY/BAR	Faculty of Music	208.01
LAW KITCHENETTE	Faculty of Law	1.1
LAW MEETING ROOM	Faculty of Law	28.95
LAW OFFICE	Faculty of Law	135.76
OFFICE SUPPORT	Faculty of Law	5.5
BACKSTAGE W/C	Faculty of Music	6.03
CONTROL ROOM	Faculty of Music	35.52
DIMMER & AV EQMT RACK RM	Faculty of Music	3.86
EAST WING	Faculty of Music	5.80
GENERAL STORAGE	Faculty of Music	22.17
GREEN ROOM	Faculty of Music	13.89
MUSICIAN CHAIRS AND STANDS STOR.	Faculty of Music	10.21
PIANO STOR	Faculty of Music	14.41
RECITAL HALL	Faculty of Music	253.54
S&L LOCK	Faculty of Music	39.91
SUBTOTAL		1,181.79
FLOOR 7		
COLLABORATION	A&S - History	26.67
HISTORY ACAD	A&S - History	251.88
HISTORY ACAD.	A&S - History	21.35
HISTORY ADMIN	A&S - History	42.54
HISTORY CHAIR	A&S - History	22.03
HISTORY LUNCH LOUNGE	A&S - History	59.54
HISTORY RECEPTION / WAITING	A&S - History	15.82

HISTORY SECCIONAL	A&S - History	55.36
KITCHENETTE	A&S - History	8.15
OFFICE SUPPORT	A&S - History	14.53
HISTORY STUDENT UNDERGRAD ASSOC.	A&S - History	14.28
A&S ADMIN WORKSTATIONS	A&S - History	30.04
A&S SHARED GRAD STUDY SPACE/COLLAB LOUNGE (CLOSED)	A&S - Shared	103.36
A&S SHARED GRAD STUDY SPACE/COLLAB LOUNGE (OPEN)	A&S - Shared	68.48
A&S SHARED GRAD STUDY SPACE/COLLAB LOUNGE (OPEN)	A&S - Shared	42.64
Informal Study	Common Space	15.60
SUBTOTAL		792.27
FLOOR 8		
CORRIDOR	A&S - Global Religions	24.22
COLLABORATION AREA	A&S - Global Religions	29.99
GR ACAD.	A&S - Global Religions	34.96
GR WAITING AREA	A&S - Global Religions	40.59
GR ADMIN.	A&S - Global Religions	14.08
GR CHAIR	A&S - Global Religions	19.47
GR KITCHENETTE	A&S - Global Religions	7.96
HISTORY ACAD.	A&S - History	279.14
HISTORY ACAD. SHARED (UTM/UTSC)	A&S - History	111.18
HISTORY COLLABORATION	A&S - History	28.11
HISTORY LUNCH LOUNGE	A&S - History	60.99
HISTORY STUDENT GRAD ASSOC.	A&S - History	16.52
KITCHENETTE	A&S - History	8.16
OFFICE SUPPORT	A&S - History	14.06
A&S SHARED MEETING ROOM	A&S - Shared	55.85
A&S SHARED GRAD STUDY / COLLAB OFFICE (CLOSED)	A&S - Shared	55.56
INFORMAL STUDY	Common Space	20.84
TECHNICAL ATTIC	Faculty of Music	89.57
SUBTOTAL		911.25
FLOOR 9		
JS ACAD.	A&S - Jewish Studies	98.95
JS COLLABORATION	A&S - Jewish Studies	36.26
JS KITCHENETTE	A&S - Jewish Studies	7.31
JS STOR.	A&S - Jewish Studies	5.16
JS OPEN RECEPTION	A&S - Jewish Studies	11.14
IIS COLLABORATION	A&S - Islamic Studies	36.08
IIS ACAD.	A&S - Islamic Studies	54.69

IIS ADMIN.	A&S - Islamic Studies	11.61
IIS CHAIR	A&S - Islamic Studies	20.45
IIS KITCHENETTE	A&S - Islamic Studies	7.39
IIS MEETING ROOM	A&S - Islamic Studies	23.07
A&S SHARED MEETING ROOM 60 SEATS	A&S - Shared	92.01
AV CONTROL ROOM	Event/Conferencing, Instructional & Secretariat	31.68
CATERING KITCHEN	Event/Conferencing, Instructional & Secretariat	48.57
COAT ROOM	Event/Conferencing, Instructional & Secretariat	18.68
CONFERENCE MEETING RM 15 SEATS	Event/Conferencing, Instructional & Secretariat	146.88
CONFERENCE MEETING RM 30 SEATS	Event/Conferencing, Instructional & Secretariat	61.99
EVENT HALL	Event/Conferencing, Instructional & Secretariat	379.94
FURNITURE STORAGE	Event/Conferencing, Instructional & Secretariat	47.75
EVENT HALL LOBBY	Common Space	265.8
GRAND STAND	Common Space	15.92
SUBTOTAL		1,421.33
TOTAL NASM		7,139.11

Public Engagement Spaces

Public engagement and experiential learning are at the core of the CCC's mission, supported by the Recital Hall, programmable, flexible experiential labs, conferencing facilities and instructional space.

Recital Hall

The Recital Hall will serve equally well for musical recitals and media performances, conference keynotes and lecture presentations. The Recital Hall will be used by a very wide variety of constituents and for a wide range of functions: U of T music students and external professional artists for recitals and media presentations, academics and high-profile visiting speakers for lectures and forums, academic, cultural organizations, and corporate clients for special events, University advancement for engagement of alumni and donors. The Recital Hall will have concert-quality acoustical design and technical infrastructure with a seating capacity of 250. This seating capacity complements the size of other Faculty of Music spaces. The acoustical and technical design will support musical performances and lectures/instructional use.

Unique/special aspects of the Recital Hall include:

1. a defining central presence in the overall design of the building, including its key role as the link between Faculty of Music and other public engagement elements in the project;
2. an intimate yet appropriate 250-seat capacity;
3. acoustical and technical infrastructure which will make it comparable to other halls similar in size;

4. capacity for traditional musical acoustic and contemporary (and future) electronic and digital media presentations and combinations thereof; and,
5. plug and play digital media and built-in broadcast and recording technologies (allowing live capture and digital dissemination of events).

Urban Lab

Learning is not just “knowing that” but also “knowing how.” Experiential learning allows students and the public alike to engage in the practical aspects of even abstract ideas, to better understand issues surrounding cultural diversity and civic decision-making. Flexible and technologically advanced, experiential labs would facilitate this dynamic practice.

The School of Cities Urban Innovation Laboratory is proprietary to the School of Cities and as such will most often be serving their academic needs. However, there is the desire for this lab to be accessible to the building’s occupants and the public, if at times only visually.

Specifically, the Urban Lab is a highly flexible double height space, strategically located on the second floor to engage not only with the School of Cities, but other building tenants and the public at large. It is both visually and physically accessible to spark interest and invite engagement in the activities taking place within.

Conferencing Facilities

A flat floor Event Hall on the ninth floor will accommodate up to 376 seats for the use or support of special events and conferences. It is available for use to the University and City at large, providing more of this highly sought after space on campus. It is a multifunctional space with infrastructure to support not only conference but also exhibit or instruction as necessary. Its location takes advantage of views across the University and the City. The Event Hall is supported by one 30-seat Conference Room, four 15-seat Break-out Rooms, a Catering Kitchen, Coat Room and Furniture Storage, all located in close proximity.

Instructional Spaces

The array of instructional spaces targets to support the academic needs of the building constituents but are to be designed to accommodate a wider range of uses to support the public engagement mandate such as meetings, exhibits and public outreach programming. A wide range of instructional spaces is provided ranging from 20 to 100 seats, and seminar. Classrooms are generally located at the lower levels of the building for ease of access, recognizing that they will be serving higher volumes of people at concentrated times of the day.

Café, Bar and Catering

A café is at the ground level of this building overlooking the North Plaza. A café is expected to attract not only building users but also members of the public working in and visiting the area. It will be an ideal complement to an evening or matinee concert in the Recital Hall.

A small bar will be located adjacent to the Recital Hall and operated at intermission for select performances. This bar may also be used for various events and conferencing associated with the Recital Hall space. All food and beverage service spaces are designed to appropriate licensing standards for the serving of alcohol including the opportunity to contain each space and the provision of washrooms.

Loading/Serviceing

The existing loading and service docks for both the Royal Ontario Museum and the Edward Johnson building are accessed off a south to north running lane that bisects this site. The existing driveway

location is being maintained, but reconfigured to include fire, parking, and drop-off access in front of Flavelle, and south of Falconer Hall will be a shared below-grade loading area. The below-grade loading area has 3 Type Cs, 2 Type Bs and 1 Compactor. The 3 Type C loading areas double up as parking for F&S or Ancillary vehicles when not in use for building loading/servicing needs. By providing access to the loading area below grade, a seamless pedestrian connection between Queen's Park and Philosopher's Walk can be provided through the CCC and the EJB. The below grade loading area facilitates the manoeuvring, loading, and servicing for the CCC, the EJB, and the ROM.

Faculty of Law

The Faculty of Law currently accommodates classroom and administrative functions in Falconer Hall. The CCC project anticipates the removal of a minimal portion of Falconer Hall to maximize the site to accommodate the proposed program elements. As such, the space program maintains Faculty of Law accommodation within the remaining footprint of Falconer Hall and locates some space, including offices and a meeting room for the Faculty in the CCC.

Faculty of Arts & Sciences - School of Cities

The School of Cities office space will exemplify leading-edge multidisciplinary and collaborative workplace design. The School will have appropriate technology infrastructure to connect the activities that take place here with the rest of the building, the campus and the world at large. The School of Cities will support collaboration beyond its own endeavors and encourage public engagement.

Aside from relatively few closed offices, the School of Cities academic office environment will be as open as possible, fit-out with flexible low-height workstations. The intention is not to delineate between the various research "Pillars" but instead create flexible spaces accommodating all groups, since the work carried out by each group in the School of Cities supports the other. Other support functions, including smaller meeting rooms, kitchenettes, print stations and storage areas, are centrally co-located and accessible from the Research Commons creating a hub of shared facilities.

Academic and Administrative Office Environments

The University of Toronto continuously examines ways to ensure maximum efficiency and best use of space. There is little to no available vacancy on St. George campus and space demands are only increasing. Concerning both academic and administrative office environments, it is imperative that space be functional, comfortable, but also right-sized and highly utilized. Increasingly the space must also facilitate increased collaboration and sharing among the faculty, student and staff occupants. To this end, the University has encouraged an agreeable level of departure from a more traditional 'cell block' environment, characterized by a majority of closed offices, to one more open and flexible in nature, continuing to align with the University's policy on assignment and usage of office space as well as providing appropriate privacy and acoustical control needs.

Royal Ontario Museum

As part of the Purchase of Sale Agreement of the former Planetarium building at 90 Queen's Park, the Royal Ontario Museum reserved the right to lease back from the University an amount of space within any new development on the site. The ROM has indicated their continuing interest in space to accommodate administrative office spaces. Approximately 1,300 usable sm continues to be set aside for ROM use, located on the fourth floor.

Non-Assignable Spaces

The non-assignable spaces are areas such as corridors, stairs, mechanical service rooms etc. These aspects in the building program are accommodated within the gross to nasm factor.

Some specific non-assignable spaces:

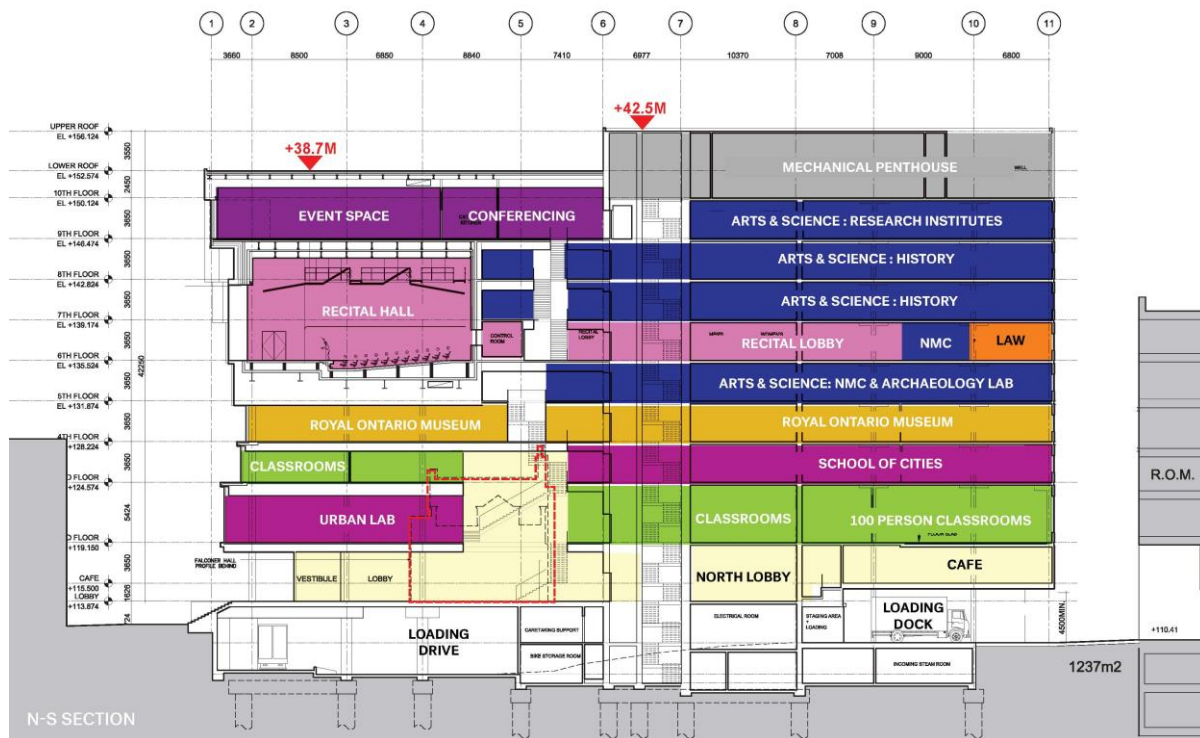
- A generous and welcoming main atrium space to provide connectivity between the building's entries and the public engagement program via a prominent and easily accessed public stair and elevator core. It will provide physical connections through to the Edward Johnson building and Falconer Hall. Public washrooms are located within proximity.
- Caretaking closets are located on each floor level, stacked above each other, close to elevator core and washrooms.
- A larger caretaking storage room is located next to the receiving area and is large enough to accommodate the floor scrubber (with appropriate charging station and dump area – floor drain with curb) and storage of bulk items; such as, toilet paper, cleaning supplies & lamps.
- A lunchroom/change-room for approximately 8-10 FTE staff and office space to accommodate a small table with several chairs, small bar fridge, bulletin board and telephone.
- One telecommunication (data) closet per floor has been stacked directly above each other with one serving as the "Building Entry Point". The maximum distance between a closet and point served is 90m.
- Cable trays are accommodated in passageways that feed into the data closets.
- Wireless communication will be provided throughout the building.
- Recycling depots are planned on each floor, where blue totes can be accessed and stored by custodial staff; totes will be taken down to the delivery area by staff on a regular pick-up schedule by recycling vehicle. These depots are located near the custodial closets.
- The Café, Catering Kitchen and office areas where kitchenettes are present will participate in the U of T food waste program. Space is provided for the accommodation of green bins in these locations.
- Washrooms are placed on every floor; with either a universal w/d or gender-neutral w/c also provided on each floor.
- Hydration water filling stations/drinking fountains at the correct height for drinking or bottle filling stations, with a non-tempered water supply, are planned on every floor
- Three passenger elevators are required, and one accommodating freight and servicing basement requirements; elevator standards must meet U of T approval. The freight elevator when not needed for heavy loads will be available to building occupants.
- The mechanical and electrical rooms are located in the basement and within penthouse space.
- The building has a loading dock located at the lower level in an enclosed area for delivery of items into the building.
- Waste management and a loading dock are accommodated at the lower level; waste management by compaction is planned. Garbage compaction and recycling for the CCC complex will be managed together in this location.
- Recycling Room

d) Building Considerations

Building Characteristics and Massing

The project anticipates the demolition of the former planetarium building at 90 Queen's Park and the northwest portion of Falconer Hall. The building is proposed at 38.1m in height, with the mechanical penthouse reaching 42.5m. Floor-to-floor heights are generally 3.65m for office-type floors upper floors whereas heights for the Recital Hall, Experiential Labs, Lobby and Event Hall program components are higher and proportioned to their particular needs.

The 250 seat Recital Hall will require sound and vibrational isolation from external intrusions including the service lane running below it and the nearby subway line.



Section 1 - North South Section looking west

Elevators

This building includes three passenger elevators and one freight elevator within one central core. The freight elevator can access all levels of the building, including the main stage level of the Recital Hall.

Accessibility

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. The design team is required to submit the checklist to the University at 75% completion of the Design Development. Once the design moves to Construction Documents phase, there will be Student

consultation with the University's AODA Office in conjunction with Students for Barrier Free Access and Sexual & Gender Diversity Office.

Neither the AODA, nor the University, requires full adherence to the standard for renovation projects, particularly of older buildings such as Falconer Hall and the Edward Johnson building on this site where there may be some recommendations that are very difficult or impossible to implement.

Personal Safety and Security

Campus police provides very sophisticated security, within a campus that is highly accessible with most spaces open to the public. On this site, the challenge will be to provide flexible security systems that provide for the needs of the various university and non-university occupants.

The combined loading facilities will require a combination of cameras and active surveillance. In the case of the ROM, it should be noted that exhibitions typically arrive/depart at off-hours (off-loading is often dictated by the lender) and are therefore easy to plan for and predict security needs in advance.

Access to the building will be considered on a zoned basis with proximity card readers allowing access to areas where more limited access is required (i.e. ROM and faculty floors). The lobby, circulation spaces, classrooms and student spaces will generally be open to the public during regular building hours.

The existing condition whereby pedestrians travelling between Queen's Park and Philosopher's Walk traverse the service/loading laneway between ROM and EJB will be maintained in the current design. The property is shared jointly between U of T and the ROM. This space should continue to be examined for improvements with respect to both safety and security, but also in terms of orientation and ease of access.

Signage and Donor Recognition

The building will have two main entrances that are easily identifiable and located at the northern portion and southern portions of the site. Each entrance will require signage and will need to incorporate wayfinding elements to clearly signal where visitors and users access the building for their particular needs (i.e. to attend a concert, go to a class, meet with a faculty member, etc.). CCC will implement the latest exterior signage standard. Interior wayfinding signage will be legible and carefully positioned for ease of access through the building. The ROM reserves the right to name their space within the building.

Sustainability

Integration of environmentally sustainable principles into buildings, landscapes and transportation options, has been a high priority in discussions with both campus and neighbouring communities. CCC will be designed to meet the Toronto Green Development Standard, Tier 1. In lieu of a green roof, this project will incorporate photovoltaics for on-site energy generation.

Sustainable strategies currently being considered during the design phase include:

- Heat recovery systems
- Air scrubbers to reduce ventilation rates.
- Low flow and water efficient fixtures
- Grey water re-use for irrigation
- LED lamps with lowered Light Power Densities through energy efficient lighting fixtures

- High performance building envelope, triple glazing at curtain wall assemblies and punched windows, high performance walls to R30, roofs to R40
- Equipment and systems must be put in place so that the long-term energy and water efficiency can be monitored and verified.

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

Environmental Health and Safety

The Archaeology Lab planned in the building will require an eyewash station and a Local Exhaust Ventilation (LEV) system to vent chemicals used and any particle dust from sawing/cutting artefacts.

The Café kitchen and catering kitchen will have particular exhaust requirements.

The University of Toronto will investigate and identify designated substances and other site-specific hazardous materials present within the project area as per appropriate regulations and the Ontario Occupational Health and Safety Act.

e) Site Considerations

This site was included in the 1997 University of Toronto Area Secondary Plan (Site 23) that provided the University and its institutional neighbours with zoning permissions on a site-by site basis. The site has undergone significant study from 2010 to present. The 1997 Approved Building Envelope (Site 23) allows for a maximum height of 23m.

The 2011 St. George Master Plan proposed an envelope on this site that anticipated institutional use with a maximum of 81m (20 stories) with connections to the Edward Johnson Building and Falconer Hall through redevelopment.

In September 2016, the University submitted an application to the City to amend the Official Plan, to adopt a new Secondary Plan for the St George Campus Area. The Secondary Plan application, which includes numerous supporting documents and studies, draft Urban Design Guidelines and a draft Zoning Bylaw, was resubmitted in February 2018 in response to City feedback, and is currently under review by the City.

The site, located within the proposed North Campus Character Area, was initially identified in the proposed Urban Design Guidelines with a building envelope at 66m, not including a mechanical penthouse. This proposed height conformed to the City's view corridor requirements within the Official Plan to protect views of the Ontario Legislature Building. The proposed project height is 38.7m not including Mechanical Penthouse, measured from ground floor of the Edward Johnson Building.

A Zoning By-Law Amendment application was submitted in February 2019, followed by a subsequent rezoning resubmission, combined with Site Plan Control application in October 2019. It is anticipated that the rezoning will be in front of City Council in June 2020.

Landscape and Open Space Requirements

Landscaped areas will include a new landscaped plaza on the south at Flavelle House fronting onto Queen's Park and on the north, leading to the building's north entry. These improvements and focus on the public realm will result in a cohesive landscaped presence from Flavelle House north to the ROM. In addition, the interstitial space between the CCC and EJB is planned as a contemplative courtyard. Refer to Views on pages 2-5.

Site Access

The site will be accessible by pedestrians arriving from surrounding areas and from a future upgraded and accessible (new elevator) TTC Museum Station subway access and relocated bus stop.

The TTC is planning to make accessible upgrades to Museum Station West on University Avenue which is only stair access to the subway concourse. The upgrade will include an elevator that will stop at grade in front of the CCC's North Plaza. Refer to Secondary Effects for proposed scheduling.

In addition, the existing bus shelter/stop #1461 is proposed to be relocated south in front of Flavelle, 2.5m north of its existing location in order to accommodate the new articulated buses.

Heritage Status

Falconer Hall (84 Queen's Park) is a listed Heritage Building in the City of Toronto Inventory of Heritage Properties. Heritage aspects of the building and the context in which it is situated have been carefully considered during the design process. It is expected that Falconer Hall will be designated through this project. The project plans for minor demolition of the southwest portion of Falconer Hall. There has been significant discussion with Heritage Preservation Services in regards to Falconer Hall.

The McLaughlin Planetarium is not currently listed through the City. The evaluation of the former Planetarium did not meet the Provincial 9/06 "Criteria For Determining Cultural Heritage Value Or Interest" as identified in the Cultural Heritage Resource Assessment (2018) of the campus prepared by ERA Architects, as a supporting document to the University's application to amend the Official Plan, to adopt a new Secondary Plan for the St George Campus Area.

Servicing

The existing ROM and EJB loading docks are accessed by a Right-of-Way access running south to north between Falconer Hall and the Edward Johnson Building. These loading docks are to be maintained within the new plan with improved access ramping and turn-around opportunities to be coordinated with the new CCC building.

Currently, trucks accessing the ROM loading dock must back down the existing ramp because the turning radius is not sufficient in the existing condition to permit trucks to turn at the lower level. The new ramp safely allows trucks to drive in facing forward. Once trucks have loaded or unloaded, they can turn around within the underground loading area and drive out facing forward.

Similar to other tight sites on the U of T campus, servicing for these building will be managed in a coordinated manner for the precinct (i.e. ROM, EJB, Falconer, Flavelle, and CCC). When possible garbage and recycling collection should be scheduled for quieter hours to maintain the 'campus' feel and ensure a safe pedestrian environment during the busiest times of the day.

f) Campus Infrastructure Considerations

It is estimated that there is sufficient capacity in the 8 inch diameter main steam line that feeds the ROM to also provide heat for this new building although there will be some expense associated with upsizing the lines that currently supply the CCC from the ROM.

The most economical source for chilled water for air conditioning will be a stand-alone chiller located in the new building.

Power is expected to be sourced from Toronto Hydro.

Forty-seven (47) short-term bicycle parking along with thirty (30) long-term indoor bicycle parking.

g) Secondary Effects

Faculty of Law occupants of Falconer Hall will require relocation for the duration of construction to near-by space. Select portions of the Edward Johnson Building will be affected where EJB connects to CCC. Arrangements will need to be made to maintain accessible entry to the Edward Johnson Building during construction.

A total of eighteen (18) parking spaces are located between Falconer Hall and Flavelle House on Queen's Park. Fifteen (15) parking spaces adjacent Falconer Hall will be removed from the parking inventory. The remaining three (3) barrier-free spaces are expected to be out of service during construction to allow construction staging to occur off Queen's Park. Upon completion of the project, these three spaces will become accessible parking spaces.

The ROM currently has 2-3 parking spaces on their own property for VIP's at its loading dock level that will be required to be maintained throughout construction.

Deliveries and access to services (i.e. garbage and recycling removal) for the Faculty of Law, Edward Johnson Building and the ROM will be impacted during construction. Alternate points of access will be arranged to allow business to be maintained within these building during the construction period. The ROM requires 24/7 access to its loading dock, necessitating the construction of a temporary ramp at the south end of its building, with access of Queen's Park.

Upon relocation of the Arts and Science Departments of History and Near and Middle Eastern Civilizations, existing spaces at Bancroft and Sidney Smith Hall. It is also expected that over time some office spaces within Colleges accommodating faculty members in the Department of History will be released as these members move their home base to the CCC.

The TTC elevator upgrade to Museum Station is proposed to start construction in 2022. Completion is anticipated by 2024.

h) Schedule

The proposed schedule for the project is as follows:

- | | |
|---|-------------------|
| • CaPS Executive approval to engage consultants to proceed through schematic design | December 18, 2014 |
| • Consultant Selection | January 2015 |
| • Submission of zoning amendment application | February 22, 2019 |
| • Completion of 50% Design Development | August 2019 |

- 100% Design Development completion April 2020
- Construction Documents July 2020 – Feb 2021
- Tender, Negotiations April – June 2021
- Construction Letter of Award May 2021
- Mobilization and Construction start July 2021
- Substantial Performance January 2025
- Full Operational Occupancy May 2025
- Completion of North forecourt August 2025

*Note: construction start and occupancy dates are contingent on municipal approvals

IV. RESOURCE IMPLICATIONS

a) Total Project Cost Estimate

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

- construction costs
- contingencies
- taxes
- site service relocates
- infrastructure upgrades
- secondary effects
- demolition
- landscaping
- permits and insurance
- Professional fees, architect, engineer, misc. consultants project management
- computer and telephone terminations
- moving and staging
- furniture and equipment
- miscellaneous costs [signage, security, other]
- commissioning
- escalation

b) Operating costs

Operating costs are being determined as the project proceeds through design. Costs will be apportioned according to occupancy within the building.

c) Funding Sources

The project will be funded by: Future Major Capital Project Reserves, Divisional Operating Reserves, Fundraising (Divisional), Divisional Borrowing, Fundraising (Institutional), Institutional Borrowing (ROM and University).

APPENDICES

A. Total Project Cost (on request to limited distribution)