



**FOR RECOMMENDATION  
SESSION**

**PUBLIC**

**OPEN**

**TO:** UTSC Campus Affairs Committee

**SPONSOR:** Andrew Arifuzzaman, Chief Administrative Officer

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**PRESENTER:** See Sponsor

**CONTACT INFO:**

**DATE:** October 19, 2020 for October 26, 2020

**AGENDA ITEM:** 4

**ITEM IDENTIFICATION:**

Capital Project: Report of the Project Planning Committee for the Indigenous House at the University of Toronto Scarborough

**JURISDICTIONAL INFORMATION:**

Section 5.6.2 of the Campus Affairs Committee Terms of Reference states that the Committee “considers reports of project planning committees and recommends to the UTSC Campus Council approval in principle of projects (i.e. site, space plan, overall cost and sources of funds) with a capital cost as specified in the *Policy on Capital Planning and Capital Projects*.”

The *Policy on Capital Planning and Capital Projects* provides that capital projects with a project budget of over \$5 million and up to \$20 million (Approval Level 2), at UTSC will be considered by the UTSC Campus Affairs Committee and the UTSC Campus Council, before being recommended to the Academic Board for consideration. Such proposals 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 Governing Council.

The Business Board is responsible for approving the establishment of appropriations for individual projects and authorizing their execution within the approved costs. If a project will require financing as part of the funding, the project proposal must be considered by Business Board.

## **GOVERNANCE PATH:**

### **A. Project Planning Report: Project Planning Report, Total Project Cost, and Sources of Funding**

1. **UTSC Campus Affairs Committee [for recommendation] (October 22, 2020)**
2. UTSC Campus Council [for recommendation] (November 17, 2020)
3. Academic Board [for recommendation] (November 18, 2020)
4. Business Board [financing, for recommendation] (November 25, 2020)
5. Executive Committee [for confirmation] (December 8, 2020)

### **B. Execution of the Project**

1. Business Board [for approval] (November 25, 2020)

## **PREVIOUS ACTION TAKEN:**

At the April 22, 2019 Capital Project and Space Allocation Committee (CaPS) Executive Committee, expenditure of funds to be made available to engage consultants to initiate design services for the Indigenous House was approved.

## **HIGHLIGHTS:**

The University of Toronto Scarborough (UTSC) recognizes its responsibility in strengthening relationships with our Indigenous peoples and is planning to build an Indigenous House on our Scarborough campus.

In consultation with the Elder circle and the Indigenous community we have jointly created a vision statement for an Indigenous House at UTSC:

*“The Indigenous House at the University of Toronto Scarborough brings together our community of Indigenous and Non-Indigenous lifelong learners, by supporting and celebrating diverse Indigenous Ways of Knowing locally and from across Turtle Island”.*

The UTSC Indigenous House will represent a highly visible step in the heart of our campus and moves us into a new chapter of rehabilitating our relationship with Canada’s Indigenous population with the aim of being an integral part of our academic mission.

With a focus on Indigenous scholarship and the revitalization of endangered Indigenous languages, Indigenous House will provide spaces for Indigenous students, staff, and faculty, will serve as communal space for our suburban and beyond Indigenous community, and is a clear signal of our commitment to fully address the findings and recommendations of the Truth and Reconciliation Commission of Canada. It will provide spaces for teaching and research along with spaces for social connection, reflection and ceremony.

*Capital Project: University of Toronto Scarborough Indigenous House – Report of the Project Planning Committee, Total Project Cost, and Sources of Funding*

The House will be instructive, providing teaching and learning opportunities through its elements of design, orientation, use of symbolism, craft and materiality across all spaces.

The new Indigenous House will be two storeys; the first floor includes offices, lounge, kitchen, library and multi-purpose space; and, the upper floor is comprised of gathering and meeting space.

Through its physical form, the UTSC Indigenous House will provide opportunities for learning about Indigenous culture, place making, traditions and stories and, in doing so, will act as a landmark of Indigenous identity in the landscape of Toronto.

The building and its spaces will include the contemporary expression of Indigenous building practices and typologies that may include The Eastern longhouse, Wigwam, the Tipi or the Sweat Lodge, each that embody the spirit of Indigenous place making.

Consultation to date has been extensive during both planning and design phases including with students and Knowledge Keepers. In addition to Project Committee meetings, a meeting was held on June 5<sup>th</sup>, 2020 with Elders' Circle and Indigenous stakeholders have also been engaged. Due to the current pandemic, consultation was arranged virtually. The indigenous House information was put on a web-based learning management system. More information is provided in the Executive Summary and Appendix of the Project Planning Report.

In addition, social media was used to reach out to community. The project has driven a lot of interest and awareness on social media, and the number of people who engaged with the posts was far higher than average. There is a lot of enthusiasm for the project. Within the first 3 days, across all channels, **45,163** people saw the posts about the project and **2,663** people clicked onto the website to see more information. For more information, please see the Indigenous House Engagement and Consultation working document in the Appendix of the Project Planning Report.

Formline Architecture (lead consultant) and LGA Architectural Partners were hired in Fall 2019; the project is currently in the Design Development phase. A pre-consultation meeting with City Planning for Site Plan Control (SPA) occurred and comments were received April 29, 2020. The TRCA has been engaged and a Concept Development Application is presently under review.

The proposed site is on the North Campus, between the Environmental Science and Chemistry building and the nearby Centennial site off the current Military Trail.

## Space Program and Functional Plan

The project’s space program is 481 nasm, or 962 gsm at a nasm to gross ratio of 1:2, compared to 488 nasm or 878 gsm in the initial space program. Below is the current proposed space program:

<b>Program – Design Development</b>	<b># of Rooms</b>	<b>Nasm per Room</b>	<b>Proposed nasm</b>
Private Office (Elder)	1	18.5	18.5
Private Office (Elder)	1	16.8	16.8
Private Staff/Faculty Office	4	11.0	44.0
Office Multi (4 stations)	1	16.1	16.1
Administrative Storage/Photocopy	1	13.9	13.9
Multipurpose Bookable Room	1	39.0	39.0
Student Lounge	1	29.4	29.4
Community Kitchen	1	34.7	34.7
Library/Reading Room	1	32.8	32.8
Vitrine/Gallery space	1	7.0	7.0
<b>FIRST FLOOR AREA (nasm)</b>			<b>252.2</b>
Large Gathering Space (60-90)	1	115.3	115.3
Small Gathering Space (20 seat)	1	56.8	56.8
Gathering Space Storage	1	20.5	20.5
Small Meeting Room-1 (8 seat)	1	19.1	19.1
Small Meeting Room-2 (8 seat)	1	17.3	17.3
<b>SECOND FLOOR AREA (nasm)</b>			<b>229.0</b>
<b>TOTAL (nasm)</b>			<b>481.2</b>
<b>TOTAL (gsm)</b>			<b>962.0</b>

The increase in gsm from 878 to 962 provides for a more generous lobby, which will allow the space to also serve as reception during larger gatherings. The generous space will also become a gallery / vitrine space to showcase Indigenous artwork or other Indigenous pieces.

## Sustainable Design

The building is to be constructed with an understanding of “Indigenous Ways of Knowing” that include concepts of sustainability, time and inclusiveness. Using elements of sound, sight and material, the building will be brought to life. Serving as a model for sustainability and reduction of environmental impacts, it will also be fully equipped for modern technological amenities.

## Landscape

The surrounding landscape will expand the reach of programming and activities within the Indigenous House to accommodate both intimate events and larger gatherings. Landscape spaces immediately adjacent to the Indigenous House are included in this project.

These include:

- Covered terrace space immediately adjacent to the building

*Capital Project: University of Toronto Scarborough Indigenous House – Report of the Project Planning Committee, Total Project Cost, and Sources of Funding*

- Medicine Garden adjacent to the community kitchen
- An outdoor community cooking area also adjacent to the community kitchen
- A natural-type children’s play garden
- A small outdoor classroom-like space that extends the multi-purpose room

A variety of other landscaped spaces will be developed on or near the Indigenous House as part of the larger UTSC strategy and are future campus projects including some of the following:

- Large outdoor gathering space for a pow-wow and other seasonal ceremonies
- Elder’s Garden with space for fire, and gathering circle activities

### **Secondary Effects**

36 surface parking spaces will be lost in the construction of this building. A new parking garage is currently in the planning stage, and once complete, will compensate for any loss of parking in this location.

### **Schedule**

Key project milestones include:

- |                            |                            |
|----------------------------|----------------------------|
| • Schematic Design         | January – April 2020       |
| • Design Development       | May – October 2020         |
| • Construction Documents   | November 2020 – March 2021 |
| • SPA Submission           | October 2020               |
| • Governance Approvals     | September – Dec, 2020      |
| • Tender and Contract      | April – June 2021          |
| • Mobilization             | June 2021                  |
| • NOAC and Building Permit | April 2021                 |
| • Construction             | June 2021 – August 2022    |
| • Occupancy                | June 2022                  |
| • Substantial Performance  | August 2022                |

### **FINANCIAL AND PLANNING IMPLICATIONS:**

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

*Capital Project: University of Toronto Scarborough Indigenous House – Report of the Project Planning Committee, Total Project Cost, and Sources of Funding*

**RECOMMENDATIONS:**

Be It Recommended

1. THAT the Report of the Project Planning Committee for the Indigenous House at the University of Toronto Scarborough, dated September 18, 2020, be approved in principle; and,
2. THAT the project totaling 481 net assignable square metres (nasm) and 962 gross square metres (gsm), be approved in principle, to be funded by UTSC Major Capital Project Reserve, the Major Capital Construction Account, and a fundraising campaign.

**DOCUMENTATION PROVIDED:**

- Report of the Project Planning Committee for the Indigenous House at the University of Toronto Scarborough, dated September 18, 2020.

Report of the Project Planning Committee for  
**Indigenous House at the  
University of Toronto Scarborough**

September 18, 2020

University Planning - University Planning, Design and Construction

Architecture, Planning & Project Development - University of Toronto Scarborough





## **I.Executive Summary**

The University of Toronto Scarborough (UTSC) recognizes its responsibility in strengthening relationships with our Indigenous peoples and is planning to build an Indigenous House on our Scarborough campus.

In consultation with the Elder circle and the Indigenous community we have jointly created a vision statement for an Indigenous House at UTSC:

*“The Indigenous House at the University of Toronto Scarborough brings together our community of Indigenous and Non-Indigenous lifelong learners, by supporting and celebrating diverse Indigenous Ways of Knowing locally and from across Turtle Island”.*

The UTSC Indigenous House will represent a highly visible step in the heart of our campus and moves us into a new chapter of rehabilitating our relationship with Canada’s Indigenous population with the aim of being an integral part of our academic mission.

With a focus on Indigenous scholarship and the revitalization of endangered Indigenous languages, Indigenous House will provide spaces for Indigenous students, staff, and faculty; will serve as communal space for our suburban and beyond Indigenous community; and, is a clear signal of our commitment to fully address the findings and recommendations of the Truth and Reconciliation Commission of Canada. It will provide spaces for teaching and research along with spaces for social connection, reflection and ceremony.

The proposed site is on the North Campus, between the Environmental Science and Chemistry building and the nearby Centennial site off the current Military Trail.

Consultation to date has been extensive during both planning and design phases including with students and Knowledge Keepers. In addition to Project Committee meetings, a meeting was held on June 5<sup>th</sup>, 2020 with Elders’ Circle and Indigenous stakeholders have also been engaged. Due to the current pandemic, consultation was arranged virtually. The Indigenous House information was put on a web-based learning management system called, QUERCUS. A link to the information is provided in the Appendix.

In addition, social media was used to reach out to community. The project has driven a lot of interest and awareness on social media, and the number of people who engaged with the posts was far higher than average. There is a lot of enthusiasm for the project. Within the first 3 days, across all channels, **45,163** people saw the posts about the project and **2,663** people clicked onto the website to see more information. Please see the Indigenous House Engagement and Consultation working document in the Appendix for further information.

Formline Architecture (lead consultant) and LGA Architectural Partners were hired in Fall 2019; the project is currently early in Design Development phase. A pre-consultation meeting with City Planning for Site Plan Control (SPA) occurred and comments were received April 29, 2020. The TRCA has been engaged and a Concept Development Application is presently under review.

The new Indigenous House will be two storeys. The first floor will comprise of offices, lounge area, library, kitchen and a multi-purpose space. The upper floor includes the main gathering space.

The project's space program is 481 nasm, or 962 gsm at a nasm to gross ratio of 1:2 which provides for a generous lobby, that will allow the space to also serve as reception during larger gatherings.

## Table of Contents

I.	Executive Summary .....	3
	Table of Contents .....	5
II.	Project Background.....	7
	a) Membership .....	7
	b) Terms of Reference.....	8
	c) Background Information.....	8
	d) Existing Space.....	10
	Occupant profile .....	10
III.	Project Description .....	11
	a) Vision Statement.....	11
	b) Statement of Academic Plan.....	14
	c) Space Requirements, Program and Functional Plan .....	15
	Space Requirements .....	15
	Space Program.....	15
	Functional Plan.....	16
	Functional Plan Diagram.....	18
	d) Building Considerations.....	19
	Standards of Construction .....	19
	Community Development and Consultation .....	20
	Building characteristics and massing .....	21
	Elevators.....	23
	Sustainability design and energy conservation.....	23
	Accessibility .....	24
	Personal safety and security .....	26
	Signage, donor recognition.....	26

Non-assignable space .....	26
Mechanical/ Electrical and Data.....	27
Environmental Health and Safety.....	27
e) Site Considerations .....	27
Site context.....	27
Master Plan.....	29
Zoning regulations.....	29
Environmental issues, regional conservation, Ministry of the Environment.....	30
Landscape and open space requirements.....	30
Site access .....	31
Site servicing; existing and proposed.....	31
f) Campus Infrastructure Considerations.....	31
g) Secondary Effects .....	31
h) Schedule.....	32
IV. Resource Implications.....	32
a) Total Project Cost Estimate .....	32
b) Operating Costs.....	33
c) Funding Sources .....	33
APPENDICES: .....	34

## **II. Project Background**

The University of Toronto Scarborough recognizes its responsibility in strengthening relationships with our Indigenous peoples.

UTSC Indigenous House represents a highly visible step in the heart of our campus and moves us into a new chapter of rehabilitating our relationship with Canada's Indigenous population with the aim of being an integral part of our academic mission. With a focus on Indigenous scholarship and the revitalization of endangered Indigenous languages, Indigenous House will provide spaces for Indigenous students, staff, and faculty; will serve as communal space for our suburban and beyond Indigenous community; and, is a clear signal of our commitment to fully address the findings and recommendations of the Truth and Reconciliation Commission of Canada.

The Indigenous House will provide spaces for learning and Indigenous focused research together with spaces for social connection, reflection, and ceremony.

The House will be instructive providing teaching and learning opportunities through its elements of design, orientation, use of symbolism, craft and materiality across all spaces.

### **a) Membership**

Chief Administrative Officer, UTSC (Co-Chair)  
Assistant Director, Indigenous Initiatives, UTSC (Co-Chair)  
Vice-Principal Academic & Dean, UTSC  
Vice-Dean Faculty Affairs & Equity, Office of the Vice-Principal Academic & Dean, UTSC  
Vice-Principal Research, UTSC  
Director, Office of the Vice-Principal, Research, UTSC  
Executive Director, Development & Alumni Relations, UTSC  
Grants and Sponsorship Officer, Office of Student Affairs, UTSC  
Director of Operations, BOSA, UTSC  
Director of Architecture, Planning and Project Development, BOSA, UTSC  
Director, Campus Planning & Analysis, BOSA, UTSC  
Director, Community Development and Engagement, BOSA, UTSC  
Director of Partnerships and Legal Counsel, BOSA, UTSC  
Director, Facilities Management, BOSA, UTSC  
Assistant Dean, Student Life, Community Outreach & International Experience, Student Life, UTSC  
Senior Manager, Student Life & International Experience, UTSC (Designate for Liza Arnason)  
Project Coordinator and Office Administrator, BOSA, UTSC  
Project Manager, Facilities Management, BOSA, UTSC  
Director, University Planning (UP), University Planning, Design and Construction (UPDC)  
Director, Project Development, UPDC  
Senior Planner, UP, UPDC  
Vice President, Equity, Scarborough Campus Students' Union (SCSU), UTSC (Undergraduate Student)  
Indigenous Curriculum Consultant, Indigenous Initiatives (Office of the Vice-President & Provost and Office of Human Resources & Equity), University of Toronto  
Executive Director, Native Child and Family Services of Toronto  
Community Member, Native Child and Family Services of Toronto

## **b) Terms of Reference**

1. Make recommendations for a detailed space program and functional layout for a new Indigenous House on the UTSC campus.
2. Identify the space program as it is related to the existing and approved academic and Indigenous plan at UTSC, taking into account the impact of approved and proposed program that is reflected in increasing faculty, student and staff complement. Plan to realize maximum flexibility of space to permit future allocation, as the program needs change.
3. Demonstrate that the proposed space program will be consistent with the Council of Ontario Universities' and the University's own space standards.
4. Identify all co-effects, including space reallocations, impact on the delivery of academic programs during construction and the possible required relocation as required to implement the plan.
5. 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.
6. Identify equipment and moveable furnishings necessary to the project and their estimated cost.
7. Identify all data, networking and communication requirements and their related costs.
8. Identify all security, occupational health and safety, and accessibility requirements and their related costs.
9. Identify a communications strategy for the project.
10. Identify all costs associated with the transition during construction and secondary effects resulting from the realization of this project.
11. Determine a total project cost estimate (TPC) for the capital project including costs of implementation in phases if required, and also identify all resource costs to the University.
12. Identify all sources of funding for capital and operating costs.
13. Complete project planning report by April, 2019.
14. Engage local campus and the broader community in design and programming.

## **c) Background Information**

The University of Toronto Scarborough (UTSC) recognizes its responsibility in strengthening relationships with our Indigenous peoples.

UTSC Indigenous House represents a highly visible step in the heart of our campus and moves us into a new chapter of rehabilitating our relationship with Canada's Indigenous population with the aim of being an integral part of our academic mission. With a focus on Indigenous scholarship and the revitalization of endangered Indigenous languages, Indigenous House will provide spaces for Indigenous students, staff, and faculty; will serve as communal space for our suburban and beyond Indigenous community; and, is a

clear signal of our commitment to fully address the findings and recommendations of the Truth and Reconciliation Commission of Canada.

The Indigenous House will provide spaces for learning and Indigenous focused research together with spaces for social connection, reflection, and ceremony.

The House will be instructive providing teaching and learning opportunities through its elements of design, orientation, use of symbolism, craft and materiality across all spaces.

The UTSC TRC/Indigenous Initiatives Coordinating Group was created to work to align and coordinate all of the various initiatives with respect to TRC and Indigeneity. There are five overarching UTSC initiatives. They include:

1. Recruitment and student experience of Indigenous students (undergraduate and graduate) including related Indigenous community outreach
2. Curricular initiatives (delivery of Indigenous material, Indigenous programs)
3. Indigenous faculty recruitment
4. Curriculum, research ethics, and engagement with Indigenous groups
5. Creation of Indigenous space on the UTSC campus

In order to fulfil the initiative of creating an Indigenous House on the UTSC campus, a Project Planning Committee was formed to inform the requirements and design of the Indigenous House.

#### *About Scarborough:*

The primary target population for the project is our campus community, which includes students, staff, faculty and campus food service providers, in addition to local residents of Scarborough, which is home to a multicultural population as to languages and ethno-racial diversity indicators. Racialized and traditionally marginalized groups make up +67.4% of the district's population. A large number of its residents are new or first-generation Canadians, having immigrated in the last 16 years. Many of its communities rank low in indicators of health and wellbeing. Three of the neighborhoods surrounding our campus are classified as Neighborhood Improvement Areas under the City of Toronto's Strong Neighbourhoods Strategy 2020.

#### *Aboriginal People and Post-Secondary:*

Educational attainment of Aboriginal peoples in Canada continues to be lower than that of their non-Aboriginal counterparts. According to Statistics Canada (2011), the rate of Aboriginal youth who complete post-secondary education (PSE) is very low, and according to numerous studies such as the 2010 Urban Aboriginal Peoples Study by Environics, financial barriers continue to be the greatest determinant to post-secondary attainment. Specifically, Aboriginal youth from low-income families, children of parents with little or no post-secondary education, and particularly Aboriginal men remain considerably underrepresented in higher education (Statistics Canada). Some reasons why this target population does not utilize Canada Learning Board include lack of awareness, prohibitive costs to get documents required for the application, not having filed income tax returns, inability to access TTC because they reside in locations inaccessible to transit and/or affordability of physically going to different locations to get documentation in order.

2006 Census:

- 9% of Ontario's adult Aboriginal population aged 25 to 64 had completed a bachelor's degree, while upwards of 36 per cent were college or trades graduates.
- Over half of Aboriginal men (53%) and women (55%) aged 25 to 64 had completed post-secondary education compared to about two-thirds (66% and 65%, respectively) of their non-Aboriginal counterparts.

Aboriginal people were more likely to have completed their post-secondary schooling with a trades credential or with a college diploma whereas the non-Aboriginal population was more likely to have obtained a university certificate, diploma or degree.

#### **d) Existing Space**

##### Occupant profile

The Indigenous House will serve the campus community broadly by providing office space for the campus Elder, Indigenous advisory and staff that each play a role in providing academic, cultural and spiritual support to the campus community. The facility will also provide culturally appropriate space for ceremonies that are currently lacking on the campus. The Indigenous House will also provide flexible research spaces that will allow existing faculty to undertake research and scholarship in areas like language preservation. Finally, the facility will support on going education opportunities and exhibitions for not only the campus community, but also the broader community through exhibitions, classes and gatherings.

The Campus Elder office, along with the gatherings and activities regularly scheduled in ad-hoc locations on the UTSC campus, will be the focus of every-day activities in the Indigenous House. Together with the Campus Elder, other faculty, staff and students will have workspace and lounge space to engage in formal and informal gatherings. The Indigenous Student Lounge will allow for students identifying with Indigenous heritage to come together in a safe and common place.

A reading room/library space will provide a home for the UTSC Librarian focussed on Indigenous collections to be embedded and provide services to the community.

A multi-purpose room will provide for research opportunities as they arise related to Indigenous studies, and large gathering spaces will allow for both more formal teaching and learning opportunities along with community gatherings and special ceremonies to take place in purpose built space on the UTSC campus.

#### **FTE Existing and Approved**

##### Existing

1 FTE Campus Elder

1 FTE Indigenous Librarian Future

1 FTE Indigenous Elder

4 FTE Faculty/Staff hires related to Indigenous teaching, research and culture

4 FTE p/t workstations for work-study, contract staff and cross-appointed faculty



### III. Project Description

#### a) Vision Statement

##### Vision Statement

The Indigenous House at the University of Toronto Scarborough brings together our community of Indigenous and Non-Indigenous lifelong learners, by supporting and celebrating diverse Indigenous Ways of Knowing locally and from across Turtle Island.

##### Purpose Statement

The Indigenous House is a supportive place for the Indigenous community on campus and beyond. This will be a place for the Indigenous community to connect. It provides a welcoming space that embraces and reflects traditions and will allow for a balance of traditional practices, teaching, research, and celebration of life to flourish while bringing together Indigenous and Non-Indigenous ways of life.

##### Architectural Vision Statement

Through its physical form, the UTSC Indigenous House should provide opportunities for learning about Indigenous culture, place making, traditions and stories and in doing so, will act as a landmark of Indigenous identity in the landscape of Toronto.

It is to be constructed with an understanding of “Indigenous Ways of Knowing” that include concepts of sustainability, time and inclusiveness. Using elements of sound, sight and material, the building will be brought to life. Serving as a model for sustainability and reduction of environmental impacts, it will also be fully equipped for modern technological amenities.

The building and its spaces will include the contemporary expression of Indigenous building practices and typologies that may include The Eastern longhouse, Wigwam, the Tipi or the Sweat Lodge, each that embody the spirit of Indigenous place making.

To this end, the building should be guided by the following principles. The building will be:

- a space that is Welcoming and Inclusive
- a place for learning, ceremony, and social connection
- a structure in balance with nature, connected to the landscape and integrated into the environment
- a commitment to sustainable practices and programs that grow over generations
- an opportunity for learning and meaning through the incorporation of numerology and symbols of significance within the Indigenous tradition
- an expression of craft

Throughout the project committee discussions many examples of appropriate symbolism that might be incorporated within the building have been discussed. Several of these are included below in the Glossary of Terms.

### **Glossary of Terms**

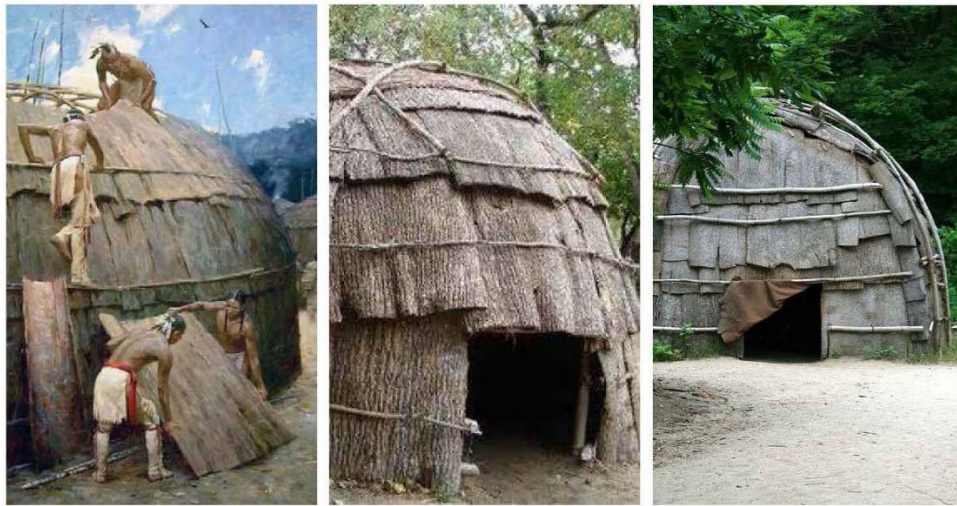
1. **Clan symbolism:** With many nations throughout Turtle Island clans represent the families within the communities or nations. These clans are based on the nation or territory and include many of the following: Bear, Crane, Martin, Turtle, Golden Eagle, Trout, Wolf, Bald Eagle, Snake, Moose, Beaver, Loon, Owl, and Lynx.
2. **Turtle:** The Turtle is a universal symbol amongst most Indigenous peoples across Turtle Island. The Turtle symbolizes the earth and represents a relationship to the moon.
3. **Four Directions:** For many Indigenous peoples across Turtle Island, the Four Directions represents our creation stories. Four example, the Four Directions for the Anishinaabe tradition as the prominent nation of these lands, we start in east on the circle. The Four Directions include the four colors; red is in the east, yellow is in the south, black is in the west and white is in the north.



East View (Formline Architecture and LGA Architectural Partners)

4. **Building Materials and Symbolic Elements may include:**
  - a. **Minerals:** Local Sand, Granite, and Clay
  - b. **Trees:** White Cedar and local Birch, Cherry and Ash.
  - c. **Medicines:** Elements of a medicine garden will be included as an exterior element related to the building.
  - d. **Water:** Elements of water may be included on the interior or in the landscape.
  - e. **Fire:** The fire is sacred for most Indigenous peoples and is an important symbol in the Seven Fires prophecy mythology shared by the Anishinaabe. The fire is central in ceremonies and ceremonial lodges.

5. The regional Indigenous peoples around the Great Lakes used a variety of structures and spaces, constructing long houses for grand annual ceremonies, small enclosures for shamanic performances, and sweat lodges. The Chippewa built domed winter wigwams which could be elongated for larger families. Conical structures with a rig poles like tepees were constructed as well, which also could be elongated. Both types of structures were covered in yellow birch or elm bark and during the winter an additional layer of swamp moss or tulle mats under the bark was installed.
6. The Sweat Lodge is common to local nations around the UTSC area. The Sweat Lodge ceremony is a purification ceremony to cleanse the mind, body and spirit. The traditional structure of a Sweat Lodge is only 3 feet in diameter and today the average is about 12 feet in diameter.
7. The Longhouse is a proportionally narrow single room building traditionally built to shelter a number of families.



Traditional Wigwam and Longhouse (photo provided by Formline Architecture)



Traditional Wigwam (source: Native American Architecture by Peter Nabokov and Robert Easton)

## **b) Statement of Academic Plan**

The University of Toronto Scarborough recognizes its responsibility in strengthening relationships with our Indigenous peoples.

UTSC Indigenous House represents a highly visible step in the heart of our campus and moves us into a new chapter of rehabilitating our relationship with Canada's Indigenous population with the aim of being an integral part of our academic mission. With a focus on Indigenous scholarship and the revitalization of endangered Indigenous languages, Indigenous House will provide spaces for Indigenous students, staff, and faculty; will serve as communal space for our suburban and beyond Indigenous community; and, is a clear signal of our commitment to fully address the findings and recommendations of the Truth and Reconciliation Commission of Canada.

UTSC is committed to strengthening and incorporating Indigenous learning in its academic curriculum by hiring Indigenous faculty, providing support to include in a respectful and accurate way Indigenous material and modes of delivery in a wide range of undergraduate and graduate courses, and supporting Indigenous research projects by both Indigenous and settler researchers.

Meeting spaces will be available to the campus community at large and will be bookable through Indigenous House staff.

## c) Space Requirements, Program and Functional Plan

### Space Requirements

The Indigenous House will provide spaces for learning and Indigenous focused research together with spaces for social connection, reflection, and ceremony.

The House will be instructive providing teaching and learning opportunities through its elements of design, orientation, use of symbolism, craft and materiality across all spaces.

The Council of Ontario Universities space formula generates a benchmark requirement for facilities. COU input measures are used by all Ontario postsecondary institutions for the purpose of Space Analysis. Office space will be provided for the following Occupant Profile:

1 FTE	Campus Elder
1 FTE	Indigenous Elder
4 FTE	Faculty/Staff hires related to Indigenous teaching, research and culture
4 FTE	P/Tworkstations for work/study, contract staff and cross-appointed faculty

**10 FTE TOTAL** with 1 FTE Indigenous Librarian is additional (Library space including Librarian Offices is generated using student FTE as an input measure)

EXISTING OFFICES	FTE	COU Input Nasm	Generated Nasm	Proposed Nasm	I/G
FTE Elder/Faculty/Staff	10	12	120	95.4	
Office Support	120 sm	.50	60	50.3	
			<b>180</b>	<b>145.7</b>	<b>81%</b>

### Space Program

The project's space program is 481 nasm, or 962 gsm at a nasm to gross ratio of 1:2.

Program – Design Development (July 2020)	# of Rooms	Nasm per Room	Proposed nasm	Planned nasm	Diff. (+/-)	COU Category Code
Private Office (Elder)	1	18.5	18.5	16.0	2.5	10.1
Private Office (Elder)	1	16.8	16.8	16.0	.8	10.1
Private Staff/Faculty Office	4	11.0	44.0	44.0	0.0	10.1/4.1
Office Multi (4 stations)	1	16.1	16.1	16.0	.1	10.1
Administrative Storage/Photocopy	1	13.9	13.9	10.0	3.9	10.2
Multipurpose Bookable Room	1	39.0	39.0	36.0	3.0	12.2
Student Lounge	1	29.4	29.4	24.0	5.4	11.2
Community Kitchen	1	34.7	34.7	40.0	-5.3	10.2
Library/Reading Room	1	32.8	32.8	30.0	2.8	5.4
Vitrine/Gallery space	1	7.0	7.0	20.0	-13.0	15.2
<b>FIRST FLOOR AREA (nasm)</b>			<b>252.2</b>	<b>252.0</b>	<b>.2</b>	
Large Gathering Space (60-90)	1	115.3	115.3	120.0	-4.7	15.1
Small Gathering Space (20 seat)	1	56.8	56.8	60.0	-3.2	15.1
Gathering Space Storage	1	20.5	20.5	20.0	.5	15.1
Small Meeting Room-1 (8 seat)	1	19.1	19.1	18.0	1.1	10.2
Small Meeting Room-2 (8 seat)	1	17.3	17.3	18.0	-.7	10.2
<b>SECOND FLOOR AREA (nasm)</b>			<b>229.0</b>	<b>236.0</b>	<b>-7.0</b>	

<b>TOTAL (nasm)</b>			<b>481.2</b>	<b>488.0</b>	<b>-6.8</b>	
<b>TOTAL (gsm)</b>			<b>962.0</b>	<b>878.0</b>		

With this net to gross factor, a generous lobby is made possible, which will allow the space to also serve as reception during larger gatherings. The generous space will also become a gallery / vitrine space to showcase Indigenous artwork or other Indigenous pieces.

### Functional Plan

**Building Approach:** The primary building entrance for use by the UTSC community and visitors will be located off Centennial Circle and will include an entry sequence that is fully accessible, and welcoming. Landscape elements should frame the approach and incorporate Indigenous elements.

**Entry:** The entrance foyer will serve as the main place of orientation within the building with clear sightlines to wayfinding signage, and visual queues to primary circulation routes. Radiating from this central entry point, visitors and occupants will rise through the building by way of an inviting, central stair and elevator to access the main gathering and ceremony spaces, or move through the building’s ground floor to the student, academic and administrative spaces.

Artifacts, collections and other relevant curated works will be showcased prominently here within the open vitrine/gallery space spanning the main floor. Display may take the form of temporary vitrine installations of Indigenous community collections as well as temporary and/or permanent display of Doris McCarthy Gallery and/or other University of Toronto Indigenous collections and acquisitions. Collaborations with other institutions such as the Royal Ontario Museum and the Art Gallery of Ontario are also contemplated offering opportunities to showcase materials and artwork that is otherwise in storage. A formally commissioned work of art is contemplated for this area and is included as a separate cost element in the project budget.

**Ground Floor:** The offices of the Campus Elder(s) along with faculty and staff offices; a lounge for Indigenous students; a community kitchen; library/reading room; and multi-purpose space and will be located on the main floor. These spaces bring together a small community-focus within the building, and will be at the heart of the day-to-day community gathering.

The community kitchen will allow for the immediate UTSC community, as well as invited community, to come together to prepare and share food. The space is not intended as a catering kitchen for large events, but rather an extension of the Indigenous community space where traditional ways of being may be practiced and shared. The kitchen will include food preparation, cooking and dining space accommodating up to 10 people for sharing a meal.

The multi-purpose space will allow for the extension of academic activities related to the Indigenous community. This space could accommodate, for example, an Indigenous language recording lab providing technically appropriate space for recording, taping and editing language as part of the UTSC “Preservation of Language” Program. Alternate uses discussed during the planning of this project include the accommodation of a ‘seed lending library’ and other ties to the UTSC farming and foraging initiatives across campus. The space will be assigned for use by the Office of the VP Research on a project-by-project basis that may extend a few months to several years each.

A library/reading room will allow for easy access to Indigenous materials in one location on campus, and may be supported by a dedicated Liaison Librarian. This space will function in a similar manner to the new BRIDGE library space in the IC building that supports research focus around a particular area.

Upper Floor Gathering Spaces: The upper floor will include the large ‘Gathering Space’ that will provide options for large ceremonial events, but also space for lectures, workshops, and other activities. This space will include an array of windows facing southwest to views of the Highland Creek Ravine and beyond.

The gathering space will allow for people to be seated in a semi-circular pattern for lectures, panel discussions, and ceremonial teachings and will be fully equipped with technology to support teaching and learning. Social gatherings, dances, drumming circles, and other ceremonial gatherings will also be accommodated through the reorganization of flexible furniture. A fire element will be included in the space and carefully located to best accommodate ceremony without limiting multi-purpose uses. Careful attention should be paid to provide for discreet areas for food delivery, set-up and garbage and recycling collection.

The contemporary expression of the wigwam will carry through to more intimate gathering space. Similar to the larger gathering space, it will be furnished with flexible furniture to allow for reorganization and will be equipped with technology to support teaching and learning.

These spaces, together with two smaller break-out/meeting rooms form the most community-oriented spaces within the building.

All spaces must provide easy setup and clean up for events including those that require catering/food. All spaces must be flexible and allow for casual use when not booked for particular events.

A few examples of ceremonies that might occur in these spaces include:

- the full moon ceremony typically attracts approximately 50 people
- the pipe ceremony may attract upwards of 100 people
- round dance
- drumming circle

Sufficient storage has been allocated in the design to accommodate chairs and tables allowing for different set-up options within the main gathering spaces.

Non-Assignable Spaces: Circulation spaces have been designed to provide casual seating and gathering areas and take advantage of views to the landscape in key locations. Connections facilitate movement between interior and exterior space. Accessible washrooms are located on both floors of the building to accommodate the occupants and meet the needs of those coming to engage in ceremonial or teaching activities. A Universal Washroom is provided on the ground floor and two barrier-free washrooms on the second floor. All washrooms are all gender.

Landscape Spaces: The surrounding landscape will expand the reach of programming and activities within the Indigenous House to accommodate both intimate events and larger gatherings.

Landscape spaces immediately adjacent to the Indigenous House are included in this project. These include:

- Covered terrace space immediately adjacent to the building
- Medicine Garden adjacent to the community kitchen

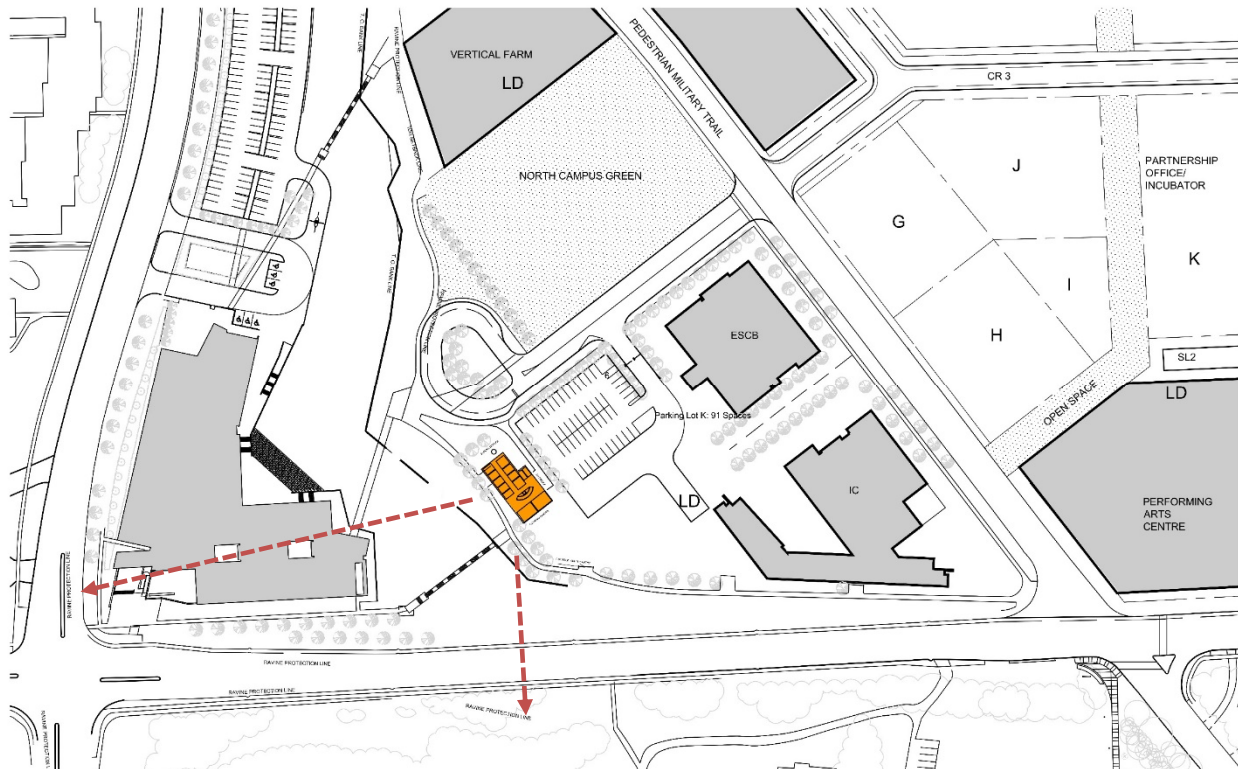
A variety of other landscaped spaces will be developed on or near the Indigenous House as part of the larger UTSC strategy and are future campus projects including some of the following:

- Large outdoor gathering space for a pow-wow and other seasonal ceremonies
- Elder’s Garden with space for fire, and gathering circle activities

### Functional Plan Diagram

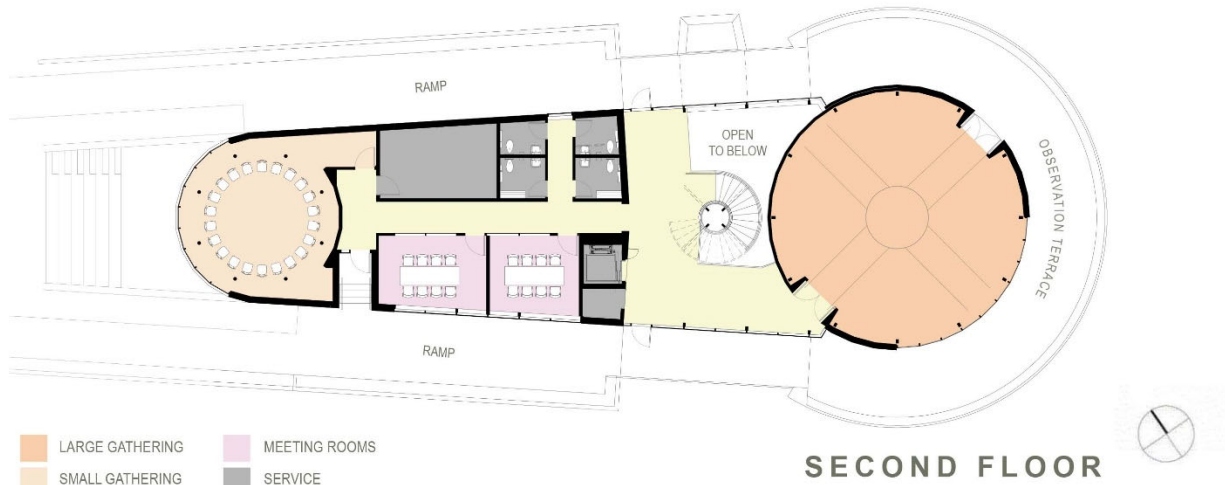
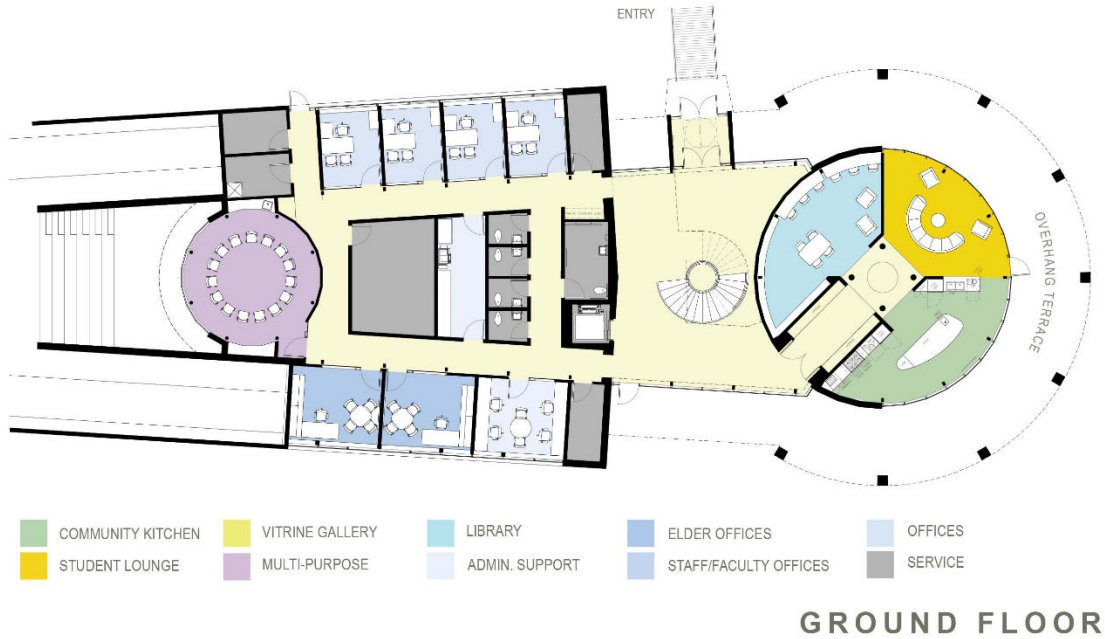
The building is envisioned as a two-storey building with the main gathering spaces located on the upper floor to take advantage of views over the valley lands as identified in the site plan and functional space allocation diagram to follow.

### Site Plan





## Floor Plans



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### d) Building Considerations

#### Standards of Construction

The building will be a showcase example of sustainable building and construction, utilizing renewable materials to, in part, achieve a low carbon, or net zero footprint. Contemplated building systems that are compatible with the ambition of this building include the use of wood (mass timber), soil (rammed earth) or plants (straw bale) construction either in isolation or in combination. These methods of construction

meet the ambition to express Indigenous principles of connectedness. In the design development stage, the building is demonstrating use of heavy timber, and landforms to express its connection to the earth and Indigenous tradition.

The University has worked with the design team to develop a unified design concept delivering on these goals synergizing with the architectural goals and functionality of the facility. A peer facility showcasing similarly ambitious sustainability measures is the TRCA's Kortright Center. Similar to this existing structure, the project is looking toward a Passive House approach to sustainable building practices.

The following reference projects were provided to proponents at the RFP stage, significant for their contemporary approach to Indigenous expression:

- University of Victoria, First People's House, Formline Architecture
- Centre for Native Child and Family Well Being, Toronto, Two Row Architect/LGA Architectural Partners
- Toronto Native Child and Family Services Daycare Centre, LGA Architectural Partners
- Skokomish Tribal Community Centre, 7 Directions Architects
- Mohawk College, various Indigenous projects, Brook McIlroy

### Community Development and Consultation

UTSC fosters a campus culture of engagement, promoting high-impact partnerships that are mutually beneficial, innovative, collaborative, and accessible. Through scholarship, research, service, and business practices that support positive economic, social, and cultural development, UTSC's engagement in the eastern GTA are long-term and multi-generational. UTSC has co-developed a unique and successful reciprocal-learning community development approach that has tremendous potential for transformational change locally and profound implications for community/university work across the country. The reciprocal-learning community development approach is a collection of principles and practices that focus on UTSC and the community understanding each other's needs and values and creating place-based action plans that meet both pedagogical needs and local social change agendas. UTSC is making a difference in the lives of its students and its community as a good neighbour and committed partner in building a stronger region. Keeping in line with this approach, UTSC is committed to involving and consulting with the various Indigenous communities and stakeholders during the various stages of design and programming of the UTSC Indigenous House project plan.

For this project, it is important to have consultation with the Indigenous community. Consultation on this project has occurred at the Indigenous Elder circle held in December 2018 and feedback was captured into this report. In addition to this, representation from the Indigenous community sit on the membership of this project planning committee, from the local community, our University students and our campus Elder.

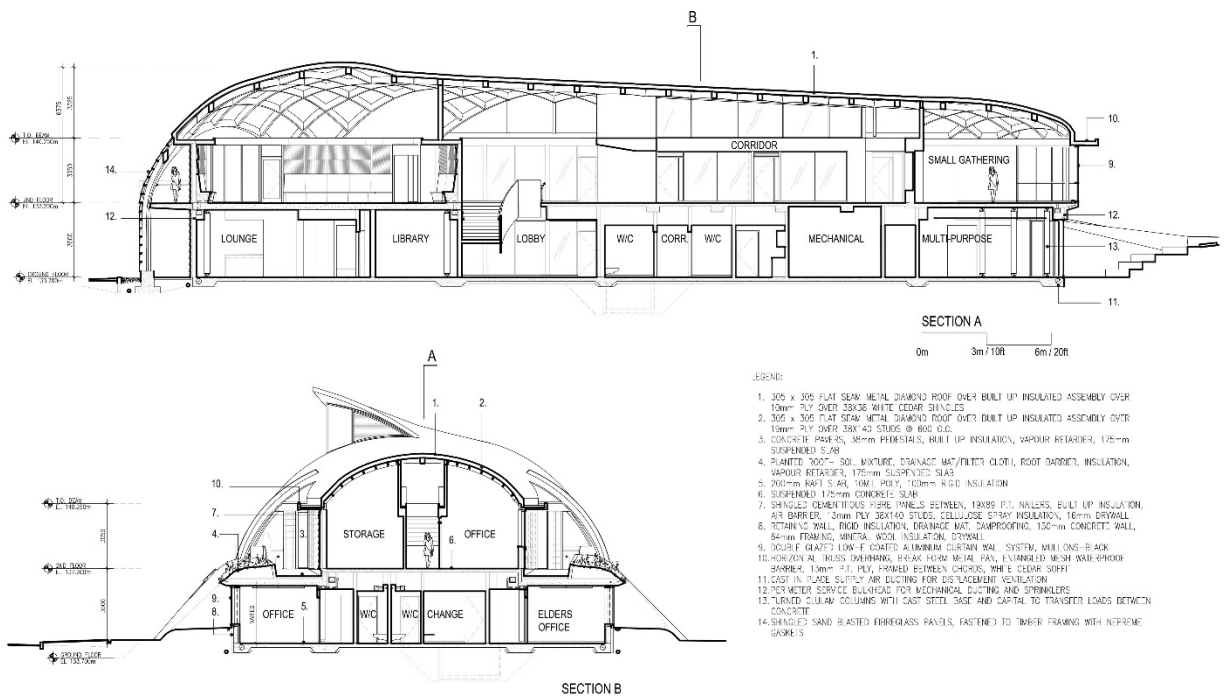
On March 2<sup>nd</sup> through 7<sup>th</sup>, 2020, our staff, faculty, students and community partners gathered for the creation of the UTSC mural. This was facilitated by Christi Belcourt and Isaac Murdoch. Large displays were set up to gather feedback around Indigenous House. On June 5<sup>th</sup>, 2020, the University of Toronto's Elders Council that was originally consulted attended a meeting for further feedback and to ensure their original thoughts have become paramount in the development of the Indigenous House to date.

We will continue to consult throughout the design process of the building. Please see Indigenous House Engagement and Consultation working document in the Appendix for further information.

### Building characteristics and massing

The facility has an overall massing to meet the goals of the architectural vision, space and functional program. This includes the desire to elevate the main gathering spaces above the adjacent low-lying trees and shrubs, to provide unobstructed views across the valley.

The floor-to-floor height is higher on the second level with vaulted ceilings open to structure in the gathering spaces.



Building Section (Formline Architecture and LGA Architectural Partners)



Gathering Space interior with exposed Glulam and CLT structure (Formline Architecture and LGA Architectural Partners)

Structural complexity of the building is related to the material and structural palette prioritizes natural, sustainable and local options. Inside and out, materials, such as shingled roof reference to the wigwam, speak to traditional ways of building, durability, and connection to the land.

LEGEND

1. 20 x 100 ARCHITECTURAL GLULAM TRUSS & 100 x 100 CLT RAY FACED ROOF STRUCTURE
2. 20 x 100 ARCHITECTURAL GLULAM TRUSS
3. 100 x 100 ARCHITECTURAL GLULAM TRUSS
4. 100 x 100 ARCHITECTURAL GLULAM TRUSS
5. 100 x 100 ARCHITECTURAL GLULAM TRUSS
6. 100 x 100 ARCHITECTURAL GLULAM TRUSS
7. 100 x 100 ARCHITECTURAL GLULAM TRUSS

ROOF FRAMING

0m 6m / 20ft 12m / 40ft

ROOF STRUCTURE DIAGRAM

**WIG WAM PRECEDENT FOR ROOF STRUCTURE**

Plant the first set of eight poles numbered 1-8. Bend them over two at a time so they overlap about two to three feet. Following the diagram bend 1 to meet 2, 3 to meet 4, 5 to meet 6, and 7 to meet 8.

Lash the ends of each set of two poles together at two places about three inches from each end using the method for lashing parallel branches. Traditionally the poles were lashed together with the inner bark of the beaverwood tree. If you do not have beaverwood in your area, you might try a commercial lashing like heavy jute or abal twine.

There are four more poles following the diagram, 9 to meet 10, 11 to meet 12, 13 to meet 14, and 15 to meet 16. Lash the overlap in the same way that you lashed the first set of poles, and lash together "every" place where poles cross each other.

Using your remaining prepared saplings, you need to fashion hoops around the perimeter of your wigwam frame at three to four places. The hoops really make the structure sturdy. Start with the bottom hoop (about 2 1/2 feet up from the base). This first hoop will use two to three saplings to go all the way around, lash the hoop on making sure to leave a "gap" for the door (entrance) to your wigwam. Keeping them about 2 feet apart, lash down the second, third (and fourth) hoop near the top of your wigwam needs four hoops to make it sturdy. Your second and third hoops will probably need two saplings

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INDIGENOUS HOUSE, UNIVERSITY OF TORONTO SCARBOROUGH | SLIDE 12

Glulam roof concept inspired by Wigwam structure (image by Formline Architecture and LGA Architectural Partners)

Acoustics within the gathering spaces will be carefully detailed to provide a suitable experience for ceremonies that include music and drumming while performing appropriately for speakers and workshop events.

### Elevators

A full elevator is proposed, and follows the Universities design standard (no machine room) with a non-proprietary controller. It is large enough to accommodate an accessible scooter, a stretcher and will be equipped with tactile, audio and visual indicators.

### Sustainability design and energy conservation

All new buildings shall be designed to meet a projected annual energy consumption performance target that is at least 40% better than that which has been determined by using the Performance Path defined in ASHRAE Standard 90.1-2013, Section 11. This is to include amendments and requirements in Supplementary Standard SB-10, Division 3, Chapter 2. Compliance path is as defined in Chapter 11, Energy Cost Method, using the Performance Rating Method, Appendix G to qualify the improved performance levels.

All projected annual energy consumption performance targets shall be produced using industry best practices, approved and fully supported energy modeling software by an engineer fluent with the modeling tool and U of T Design Standards. Modeling parameters and results shall be reviewed and accepted by University of Toronto or their assigned representatives before the model is submitted to any authority having jurisdiction for permits.

The project's mandate is to achieve Toronto Green Standard Tier 3. The preliminary design is developing a very high performance outcome for the project. Aspects of the design include heavy and cross laminated timber (CLT) elements, strategic use of concrete for thermal mass, earth tubes, geothermal loops, low velocity displacement ventilation and other passive strategies. Landscape elements are further examining various edible, pollinator and rain gardens in conjunction with project requirements for an Elders' and Medicine garden.

The building design team has paid particular attention to in considering how to achieve these goals:

- Timber Construction, Rammed Earth and other Natural Building Materials
- Strategies to maximize the use of natural energy or passive strategies such as the use and control of sunlight both to reduce electrical lighting levels and conversely promote reductions in solar heat gain, promote ventilating air movement and both capitalize and minimize the effects of diurnal and seasonal temperatures. This can be accomplished through concepts like the significant thermal performance of building envelope in particular in areas of controlled occupancy such as offices.
- Minimize energy use for heating, cooling and lighting through the careful design of the building envelope, mechanical and electrical systems, and the use of low energy fixtures in combination with natural daylight and task lighting wherever possible.
- Water conservation through the use of water saving fixtures and closed-looped equipment cooling systems.

- Metering of energy and water use in the building, or parts of it for benchmarking, energy management and optimized operation.
- Building materials (e.g. drywall), finishes (e.g. paint), furnishings (e.g. carpets), fixtures (e.g. lighting) and furniture which are not only emission-free (to provide building occupants with the highest quality of indoor environment) but are also the most environmentally friendly in their manufacture and installation.
- Provision of recycling depots for source-separation of waste throughout the building to meet the needs of the University's recycling and waste reduction programs and vehicular access to these sites.
- Conveniently and sufficiently locating waste receptacles to minimize litter buildup.
- Directing rainwater (roof) runoff and other sources of 'gray' water to satisfy landscaping needs.
- Using water penetrable systems in outdoor areas where hard landscaping is required to minimize flows to the City's storm water system (or into the building), and choosing paving materials to assist the University in minimizing the amount of salt used in snow and ice clearance.
- The design and structural reinforcement of roofs and access to them to permit use as an outdoor green space by building users.
- The landscape design to promote local plant species that require low maintenance.
- The design of outdoor spaces for all-season use, with shade and cool air movement for the summer, and sun-trapping and wind shelter for winter use, and sensitive accommodation of smokers away from the building entrances to reduce potential harm from second-hand smoke.
- Large volumes of outdoor air for ventilation are a major component of building energy consumption and the main energy conservation opportunity. In our case, the large volumes of air will be required in the classrooms.
- Elements such as LED lighting, both internal and external, Low-Temperature Heating and heat recovery for building reheating and the other options identified in the central utility plant could enhance this as well. A view to the envelope overall would improve the energy consumption.

Also, application to the City of Toronto's Better Building Partnerships will be considered to assist with energy modeling for selection of design alternatives and to investigate financial incentives for innovative elements of the design.

### Accessibility

The design of the building will provide meaningful access for persons with disabilities. This will be achieved through a design which is informed by three principles: respect for dignity, individualization, as well as integration and full participation. To design for inclusiveness the concept of universal design must be applied. This will support the University in achieving our goal to remove barriers for students, staff, faculty and visitors with disabilities from fully participating in our environment without the need for modification, where possible.

The building will meet the highest level of accessibility standards throughout. Consideration for accessibility in all aspects of the building is required including the design for vehicular traffic (e.g., Wheel Trans drop-off), parking, exterior approach and entrances, gardens, interior circulation, services,

washrooms, signage, wayfinding, emergency systems, finishes, ceremony spaces, and furniture layouts and designs.

The following key features will be required in the design:

- Entrances will be designed for universal access rather than employing specialized ramps.
- All ramps will be 1:20.
- All openers are long lever to allow person with a disability to touch the opener with their foot or hands and a service animal to push at a lower level. Openers will be included on most classrooms, all washrooms and main entrances.
- The elevator will be large enough to accommodate a scooter, and will include tactile, audio and visual indicators.
- Indigenous House has fully accessible washrooms throughout. A Universal Washroom is provided on the ground floor and two barrier-free washrooms are planned on the second floor. Additional single user washrooms are provided. All washrooms are all gender. Change tables for children will be provided as well as an adult change table in the Universal Washroom.
- Washrooms will comply with University standards which includes a touchless sink, hand-dryer and soap dispenser in close proximity to the sink.
- Space and clearance will allow for navigation through the environment without barriers.
- Clear width of halls will consider two people with mobility passing each other.
- Clearance from obstructions must include a design that is cane detectable and not include hazards.
- Tactile surfaces will be used to indicate hazards and directional guidance such as a tactile warning surface on the top of stairs.
- Surfaces must provide visual contrast including the nosing on stairs.
- Illumination and lighting should reduce shadows and glares as this can be disorienting for people with disabilities.
- All handrails must be a round, continuous surface which contrasts with the background and where possible, low thermal conductivity (e.g., wood or plastic coated steel).
- Service desks will allow space for a forward approach with a large wheelchair.
- Adequate turning radius will be provided in the kitchen to maneuver.
- The kitchen will include the following accessible features:
  - lever-type or sensor-activated faucet
  - work surface will be colour contrasted from the floor
  - base cabinets will have raised toe kick space
  - d-pulls on cabinets and accessible storage options such as a lazy-susan in corners
  - a side by side fridge
  - cooktop will have induction top or staggered burners with upfront controls
  - the microwave mounted at an accessible height with a pull out shelf under the microwave
  - non slip flooring
- Water fountains should be accessible from all sides.

- Provide a dog relief area adjacent to the main entrance route.
- Provide options for seating with height adjustable desks, where applicable.
- At least 5% of garden plots should be accessible raised beds; 10-20% is ideal and will ensure a path a travel throughout the garden.
- The height and route to water service for the garden will be accessible. Exterior benches will be adjacent to the route, have arm and back rests, with adjacent level surface for seating with mobility device.
- We encourage innovative features, where possible, to create a welcoming, inclusive, accessible design (e.g., beacons for wayfinding).

Standards for accessibility that should be considered include the university standards, OBC requirements, and AODA standards while implementing the principles of Universal Design. New or redeveloped exterior, and some interior public space, must comply with Part IV.1, Design of Public Spaces Standards (Accessibility Standards for the Built Environment, Integrated Accessibility Standards of the Integrated Accessibility Standards, O.Reg. 191/11).

#### Personal safety and security

On this site, the challenge will be to provide flexible security systems that respond to the needs of the various University and non-university users. The building will include fob-access entry to allow for the monitoring of the space and its use by authorized occupants during off-hours. Access to the building should be considered on a zoned basis with proximity card readers allowing access to areas of more limited access during off-hours only to those with cards (i.e. program areas). Security camera surveillance is anticipated at the main entrances.

Site lighting and careful attention to CPTED principles are encouraged in the design of the landscaped entry sequence, adjacent garden(s) and publically accessible landscapes.

#### Signage, donor recognition

All signage is to abide by UTSC Signage and Graphics Standard dated January 30, 2017 or later and the AODA Information and Communication Standards.

The building will accommodate the display of public art, and space to display material relating to faculty and student work in public areas. The space accommodates the length and width of glass vitrine cases. The exact sizing is under discussion.

Donor recognition may be associated with individual rooms or prominent spaces and will be signed and acknowledged in conformity with University of Toronto standards.

#### Non-assignable space

Typical non-assignable spaces will be included in the building including the following:



- Janitors closet on each floor
- Electrical room
- Accessible and gender neutral w/c
- Mechanical and electrical space as designed
- Building storage

All non-assignable spaces are identified and described in room data sheets.

### Mechanical/ Electrical and Data

Ventilation will need to take into account the need to allow for smudging within gathering spaces and offices.

Where possible, passive ventilation and electrical based heating and cooling solutions should be investigated for the facility to approach and/or achieve net zero. Stack venting and safety measures should be studied for a central gas or wood burning fire/hearth. This will require building code review and potentially an alternative solution proposal with the City.

### Environmental Health and Safety

Appropriate site lighting and planting will be incorporated to meet CPTED standards. Cameras will be located at key points in the building to provide surveillance. All entry/exit doors will be equipped with fob entry locks that will be engaged during all non-business hours.

- 

## **e) Site Considerations**

### Site context

The Indigenous House will be located on the UTSC North campus along the precipice of the Highland Creek Ravine. This location affords views, particularly from upper floor spaces, across the ravine. The location is easily accessible from 'Centennial Circle' and is immediately adjacent to a future large future green 'amphitheatre' space that would work well for larger gatherings and ceremonies. An existing paved pedestrian pathway is located to the south of the proposed site. This pathway will be directly accessed from the building, through its main entry space. A new pedestrian path is planned to the north of the building, leading to the primary entrance. This pathway will be fully accessible and connected to accessible vehicular drop off along Centennial Circle. In addition, the landscape will slope up to the second level on both sides of the building, providing a direct accessible connection to the viewing platform and gathering spaces.

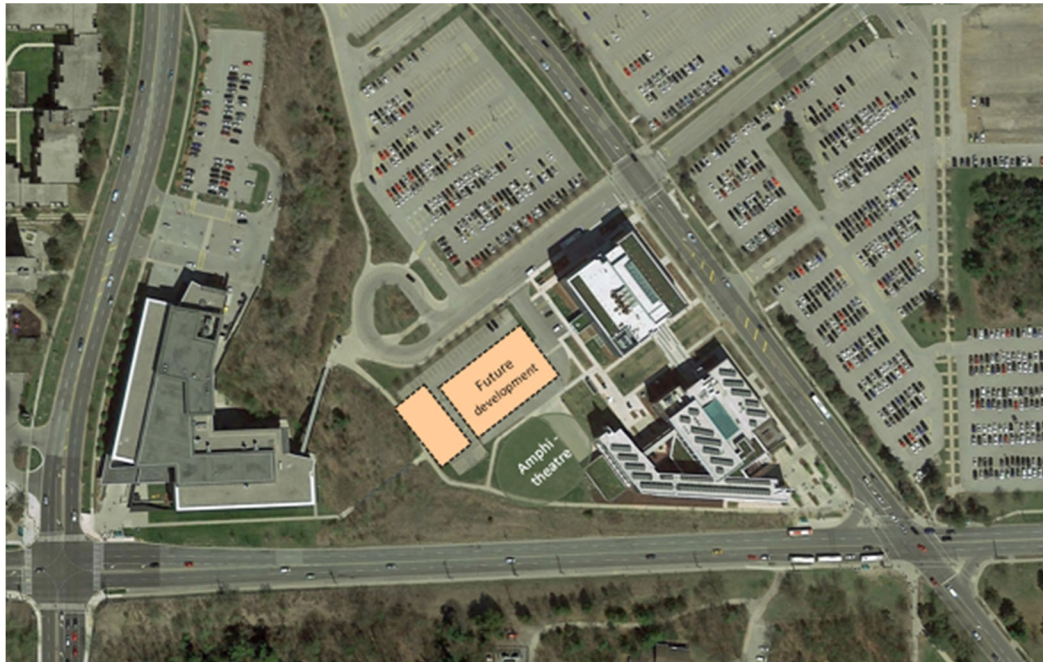


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WEST VIEW (DRAFT)  
INDIGENOUS HOUSE, UNIVERSITY OF TORONTO SCARBOROUGH | SLIDE 18

Landscape sloped up to gathering space and viewing platform (image by Formline Architecture and LGA Architectural Partners)

The location of a future development site immediately northeast of the site allows for future expansion of this first Indigenous House structure.



## Master Plan

The site is included in the UTSC Master Plan, as an important element addressing both the northern end of the Highland Creek Ravine system and the planned Campus Green to the north. Options to expand the project with a second building are available in the immediately northeast and allow for a continuous building frontage to ring the south campus green. The site is shown in the following diagram, highlighted in red:



## Zoning regulations

The site is proposed on land which currently has an H or “Hold” under the Highland Creek zoning bylaw. Phase 1 and 2 ESA review is required as part of the SPA application to remove the Hold including the study of methane migration from the neighbouring landfill. The City's municipal process review typically takes between 6 to 12 months to remove the H.

The subject lands are designated Institutional Areas within the Official Plan. The subject lands are also part of the Highland Creek Community Secondary Plan. The University has submitted a new Secondary Plan for the campus, which will include new zoning by-law regulations. It is anticipated that the new Secondary Plan will be in front of City Council in 2020.

Under the current plan and zoning by-law regulations, Institutional has a permitted building height of five stories, which the Indigenous House is under. An “H”, or holding, zone designation has been applied to the site (Institutional). This designation was put in place to address environmental concerns due to its proximity to a closed City of Toronto municipal waste site which has recently been remediated, as well as typical planning issues such as traffic studies and service reports. During the planning process for two recent academic buildings (Instructional Centre and Environmental Science and Chemistry Building) on Military Trail, this designation was successfully lifted. Based on historical monitoring and data, no significant environmental or contamination issues are anticipated.

A Preliminary Plan Review application was submitted August 5, 2020. City Planning has noted that a rezoning application may not be necessary under the applicable by-law that permits up to 24,154m<sup>2</sup> of total GFA in this particular area of the campus. Should the Indigenous House structure together with

other existing buildings (Centennial College) slightly exceed the permissible GFA, the City has indicated being amenable to proceeding by way of a minor variance application.

#### Environmental Issues, Regional Conservation, Ministry of the Environment

At the Indigenous House site, poor existing soils were found ranging between 2.3m to 4.6m deep. Due to this condition and lack of basement, conventional foundations are not feasible and a raft slab determined to be the most cost effective alternative.

The subject lands will need to recognize and be consistent with the City of Toronto Ravine and Natural Feature Protection Bylaw and TRCA Top of Bank setback.

#### Landscape and Open Space Requirements

The surrounding landscape will expand the reach of programming and activities within the Indigenous House to accommodate both intimate events and larger gatherings.

Landscape spaces immediately adjacent to the Indigenous House are included in this project. These include:

- Covered terrace space immediately adjacent to the building
- Medicine Garden adjacent to the community kitchen
- An outdoor community cooking area also adjacent to the community kitchen
- A natural-type children's play garden
- A small outdoor classroom-like space that extends the multi-purpose room

A variety of other landscaped spaces will be developed on or near the Indigenous House as part of the larger UTSC strategy and are future campus projects including some of the following:

- Large outdoor gathering space for a pow-wow and other seasonal ceremonies
- Elder's Garden with space for fire, and gathering circle activities

See also Site Considerations: Site Context.



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LANDSCAPE PLAN - SECOND FLOOR  
INDIGENOUS HOUSE, UNIVERSITY OF TORONTO SCARBOROUGH | SLIDE 7

Landscape Plan (image by Public Work)

### Site access

The facility is located adjacent to an existing drop-off loop and pedestrian paths that connect it to Morningside and Ellesmere, Military Trail and Ellesmere as well as to the Instructional Centre and Environmental Sciences and Chemistry Building. Parking is located through the North campus and accessible parking space will be provided in the lot adjacent to the Indigenous House.

### Site Servicing

Site servicing will be required to provide deliveries for regular events, routine deliveries, waste management and fire response and other vehicle servicing. This would be via an extension of existing service roads serving the Instructional Centre (IC) and the Environmental Science and Chemistry Building (ESCB).

The IC and ESCB loading dock and turning bay must be maintained in usable condition on adjacent lands.

### **f) Campus Infrastructure Considerations**

Electricity for the site will be sourced from Military Trail Toronto Hydro 27.6 V High voltage feeder system either connected directly or indirectly from the Instructional Centre high voltage electrical room.

Natural Gas will be minimal but can be serviced from the IC Building PRV station.

The Sewer and storm water management will require site storm water containment to meet the City of Toronto Water Services management requirements. This would be achieved via an infiltration gallery and/or bioswale.

Bicycle parking will be required to meet the city bicycle parking by law. 24 spaces are presently planned.

#### **g) Secondary Effects**

36 surface parking spaces will be lost in the construction of this building. A new parking garage is currently in the planning stage, and once complete, will compensate for any loss of parking in this location.

#### **h) Schedule**

The Project milestone schedule, assuming a Stipulated Sum Contract, is proposed as follows:

- |                            |                            |
|----------------------------|----------------------------|
| • Schematic Design         | January –April 2020        |
| • Design Development       | May – October 2020         |
| • Construction Documents   | November 2020 – March 2021 |
| • SPA Submission           | October 2020               |
| • UofT Governance Cycle 2  | September – Dec, 2020      |
| • Tender and Contract      | April – June 2021          |
| • Mobilization             | June 2021                  |
| • NOAC and Building Permit | April 2021                 |
| • Construction             | June 2021 – August 2022    |
| • Occupancy                | June 2022                  |
| • Substantial Performance  | August 2022                |

### **IV. Resource Implications**

#### **a) Total Project Cost Estimate**

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

- construction costs (assuming a stipulated sum type of tender to qualified general contractors with progress draws beginning in the month of June 2021.
- contingencies
- taxes
- new building services: domestic water, sanitary, storm, electrical power, emergency power, telecom.
- Infrastructure: connection to existing storm.

- landscaping
- permits and insurance
- Professional fees, architect, engineer, misc consultants (ie. LEED etc.), project management.
- computer and telephone terminations
- furniture and equipment
- miscellaneous costs [signage, security, other]
- commissioning
- donor recognition
- escalation

#### **b) Operating Costs**

Operating costs will be assumed by the University of Toronto Scarborough Campus. These include costs for utilities and maintenance as well as engineering, caretaking, security, and staffing costs.

The estimated operating costs for Indigenous House are \$473,000 in Year 1.

#### **c) Funding Sources**

This project will be funded through UTSC's Future Major Capital Project Reserve and Major Construction Account. UTSC is also embarking on a fundraising campaign for the project.

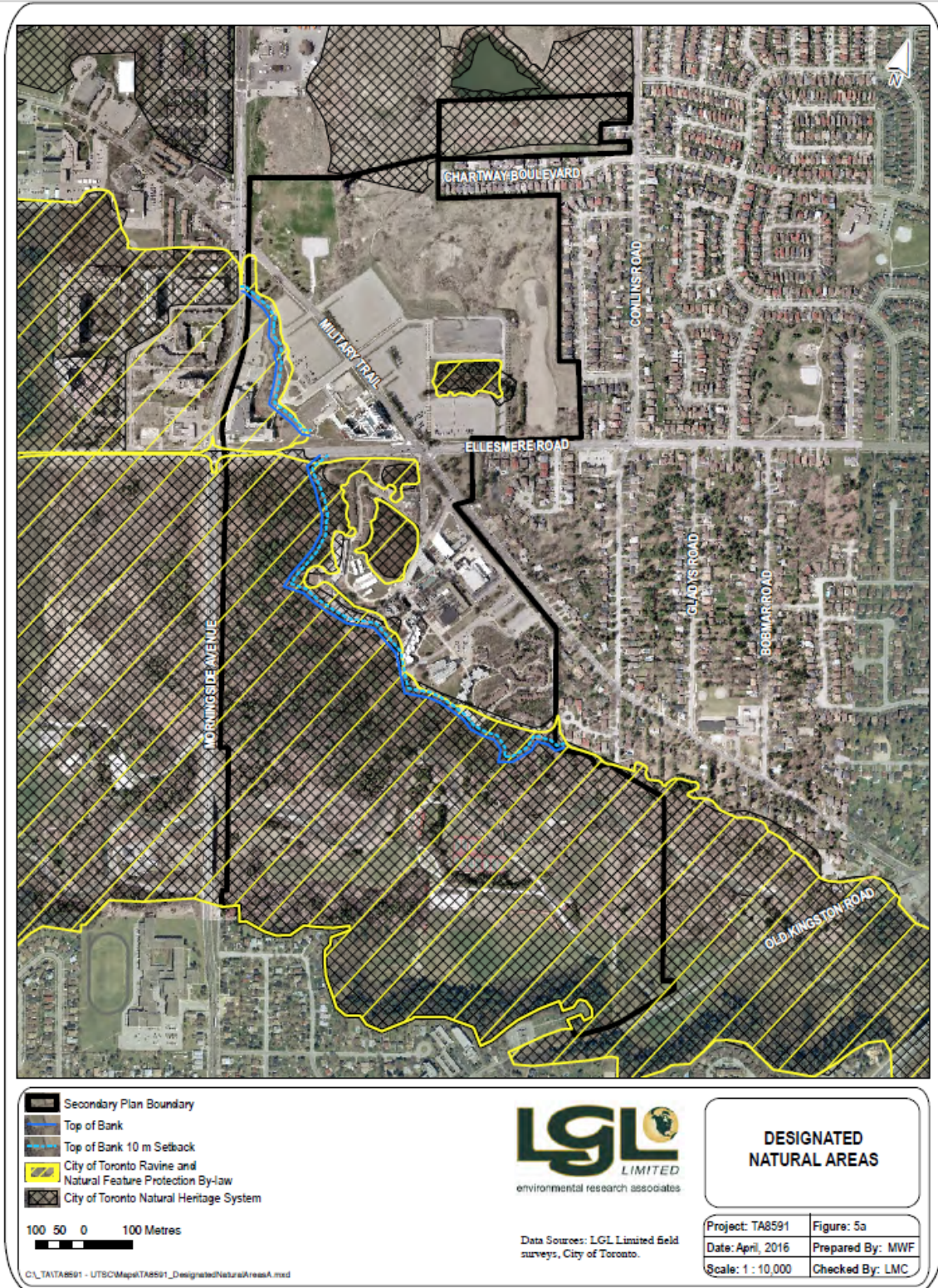
## APPENDICES:

1. Final Report of the Steering Committee for the University of Toronto Response to the Truth and Reconciliation Commission of Canada  
<https://www.provost.utoronto.ca/wp-content/uploads/sites/155/2018/05/Final-Report-TRC.pdf>
2. Room Data Sheets (under separate cover)
3. UTSC Draft Natural Heritage Impact Study
4. Site Photos
5. The Indigenous House consultation information was put on a web-based learning management system called, QUERCUS. Below is a link to this information. Note this link may not function with all browsers – recommend utilizing google chrome.  
  
<https://q.utoronto.ca/courses/171538/pages/indigenous-house-welcome-slash-aanii-boozhoo>
6. Indigenous House Engagement & Consultation Document (under separate cover)
7. Draft Secondary Plan (on request)



APPENDIX 3

UTSC DRAFT NATURAL HERITAGE IMPACT STUDY



APPENDIX 4  
SITE PHOTOS



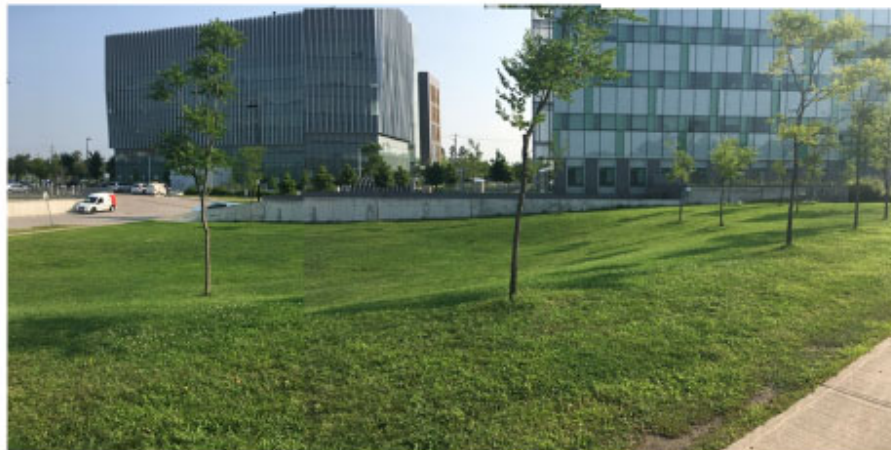
UTSC Indigenous House Proposed Site  
View looking East



UTSC Indigenous House Proposed Site  
View looking North West from Valley Edge Walkway



UTSC Indigenous House Proposed Site  
View looking North from Proposed Outdoor Gathering Space



UTSC Indigenous House Proposed Site  
View looking North East from Proposed Outdoor Gathering Space



UTSC Indigenous House Proposed Site  
View looking South East toward Proposed Outdoor Gathering Space



UTSC Indigenous House Proposed Site  
View looking South West toward Ravine at 10m (roof level)



UTSC Indigenous House Proposed Site  
View looking South East toward Proposed Outdoor Gathering Space  
(from 10m)