



Office of the Assistant Vice-President, Campus and Facilities Planning

TO: Planning and Budget Committee

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AGENDA ITEM: 6

ITEM IDENTIFICATION:

Interim Project Planning Report for Varsity Centre 2007

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews Project Planning Reports prepared for a capital project and recommends to the Academic Board approval in principle of the project.

BACKGROUND:

In June, 2005, the Governing Council approved a project planning report that recommended an implementation plan for a multi-phased approach for the Varsity Centre for Physical Activity and Health. The total cost of the project (all phases) was estimated to be \$56 million (subject to escalation) and was to be implemented in four phases.

The first phase, the track and field, received full approval for construction. The second phase, construction of the bubble (subsequently called the 'Dome'), was approved through the Accommodation and Facilities Directorate under the Capital Project Policy as it was estimated to cost less than \$2 million. Development of the master plan for the site was also funded as part of the first phase. The consultants confirmed the overall plan and requirements for the site.

Most of Phase 1, including the installation of the Dome, was completed by January, 2007. FIFA, the world soccer association, gave its highest certification to the field, and the thousands of students who played all manner of sports and games on it under the dome during the winter term gave the new facility their enthusiastic endorsement as well. The final two layers of the track, the installation of the scoreboard, and the remaining details of construction and landscaping will be completed this spring, making the new stadium fully operational by June, 2007.

Governance approvals in June, 2005, determined that the subsequent phases would require updated planning reports and funding plans for each.

Throughout its history, physical and health education and athletics at the University of Toronto have been driven by a spirit of excellence, including the encouragement of the highest levels of athletic performance, a commitment to the academic mission, and student involvement in governance and research. The goal has always been to create a facility, programmes and services which are welcoming, inclusive, celebratory of the University's past and present, and one which will serve the needs of future generations of users.

The new Varsity Centre when complete will enable the University to realize these goals. It is intended that 75% of the usage will be for U of T students, for activities ranging from academic courses and research to Varsity and intramural sports, while 25% of the time available will be used for community activities. In this latter category, the focus will be upon the development of high performance athletics, with outstanding coaching, scientific research, sports medicine and facilities enabling athletes to reach the highest levels of excellence.

HIGHLIGHTS:

The Interim Report of the Project Planning Committee outlines the details of the remaining components of this project:

- . the Varsity entrance building
- . the Centre for High Performance Sport
- . the renovation of Varsity Arena

This Report addresses the site conditions, the funding issues, the current demands for physical activity and recreation facilities on this campus, and the goals and aspirations of the widely representative membership of the Project Committee.

Each of the remaining components can be constructed independently when funding becomes available. It is expected that operating costs of the new facilities will be funded by a combination of student fees and rental revenue of the facilities. The criteria for selection of capital projects are consistent with those stated in the 2005 project planning report.

The 2005 Plan for Varsity Centre located the new athletic facilities (initially to be called the Wellness Building) along the southern end of Varsity Stadium. The limitations of the difficult site resulted in an excessively high unit construction cost.

In early 2006 the possibility of including basketball and volleyball facilities was discussed. Ideally, such facilities would need to be located near to the New Athletic Facilities and the Stadium and Arena. About the same time, the Faculty of Law determined that their own plans for expanded facilities would be best located at 78 and 84 Queen's Park Crescent, thus releasing Site 12, 100 Devonshire Place, making it available for other development. This location, directly across the street, is ideally suited for such a facility.

As a result, the Plan for the Varsity Centre has evolved into four complementary components totaling approximately 7750 net assignable square metres:

- Varsity Stadium, being completed by June, 2007
- The Centre for High Performance Sport, to be built on Site 12.

- The Varsity entrance building, to be built on Site 21, located in the south west corner of Varsity Stadium, a pedestrian/user point of entry to Varsity Stadium, the Dome and the Arena
- Arena Renovations

South Entrance Building

A new configuration for the south end is planned. The Varsity entrance building will be the entry and control point to Varsity Stadium, Varsity Arena, and the Dome. It will serve as the base for operations of these facilities and provide change rooms for Varsity teams using the Stadium. It will be the entrance to the complex focused south to the University Community. It will also provide an entrance for users and spectators using Philosopher's Walk from the south laneway. With funding in place, the Interim Report recommends the construction of this component and the beacon and box office (see below) on Bloor Street to fully complete the track, field and stadium components of Varsity Centre.

Box Office and Beacon

A combined box office and beacon is planned for the stadium entrance on Bloor Street. The Beacon will be constructed above the box office and adjacent to the new wall of the Royal Conservatory of Music, located at the east end of the site, adjacent to the forecourt entry. It will mark the public entry point and make the new facility visible from the north.

Centre for High Performance Sport

The Centre for High Performance Sport is planned for the south end of Site 12, directly north of the Trinity College tennis courts.

The focal point of the Centre will be the 2,000-seat world class combined basketball and volleyball facility on the main floor. There will be two courts: a practice court and a feature court built to International Basketball (FIBA) and Volleyball (FIVB) standards.

The Centre's basement will house the support facilities for the courts, including the volleyball and basketball change rooms, visiting teams' change rooms, change rooms for officials, coaches' offices and public washrooms. These will be multi-use change rooms, to be used on an as needed basis by other Varsity, intramural and community teams using the Centre and Varsity Stadium.

The upper floors will accommodate the Strength and Conditioning Centre, the Exercise Studio, the sport science and sports medicine facilities, along with appropriate offices and meeting rooms.

The new Strength and Conditioning Centre has been expanded from 800 nasms in the 2005 Report to 1,100 nasms recognizing demonstrated student demand for these facilities. Its design and presentation will be similar to the new Strength and Conditioning Centre at the University of Toronto at Mississauga. This space has proven to be welcoming and integrative space for all people. Participants will have access to training opportunities to enhance the necessary fitness components of cardio, strength, endurance, flexibility and body composition, to build an optimal lifestyle which promotes learning beyond the classroom experience and to build a

foundation for health and fitness for the future. It will also have a dedicated heavy lifting facility for Varsity and high performance athletes.

Also included will be a new sport science assessment, teaching and research facility. The Mission of the Faculty of Physical and Health Education is “To develop, advance and disseminate knowledge about physical activity, health, and their interactions through education, research, leadership, and the provision of opportunity.” The proposed sport science research facility will assist in fulfilling this mission through research that enhances both sport performance and advances the health of athletes. It will be unique in Canada in addressing the balance between excellence and health for athletes.

Researchers will work closely with the physicians and therapists in the Faculty’s David L. MacIntosh Sports Medicine Clinic, also planned to be located in this facility, to support the health of sport participants.

Education of graduate students and the sport community outreach will be an important function of the sport science research facility. Training of future sport scientists and Knowledge Translation to the sport community will ensure that the research informs and is informed by ‘best practice’ today and into the future.

Arena Renovation

Built five years before Maple Leaf Gardens, Varsity Arena is rich in history, the site of major sporting, political and cultural events for more than 80 years. Beginning with the new entrances and the mezzanine the building will be decorated in a manner which celebrates this history.

The objectives underlying the planned renovations are threefold, and consistent with those articulated in the 2005 project planning report:

- To integrate the arena into its new environment, including Varsity Stadium and the newly expanded Royal Conservatory of Music, which has eliminated Varsity Arena’s front entrance
- To modernize Varsity Arena from a technical and functional perspective, and
- To celebrate Varsity Arena’s historical past.

Campus Planning

The detailed development of the master plan for Varsity Centre during the implementation of Phases 1 and 2 demonstrated limitations of construction of the entire program on Site 21. With the release of Site 12 on the west side of Devonshire Place, and with the new increased space program to include the Field House, the opportunity to expand athletic facilities to the south portion of Site 12 makes good planning sense.

Because this is an assignment of part of Site 12, implementation must be flexible to allow for full development of the site. Plans should also permit construction of each component of Varsity Centre when funds become available.

It is anticipated that a second building, possibly the Student Commons (for which an Interim Project Planning Report is being forwarded for consideration) will be

constructed north of the Centre abutting the south side of the Admissions Building. The Centre and adjoining facilities can share entrances, circulation and common space. In the event that the Student Commons does not proceed, other compatible activities, such as additional classrooms serving the north campus, or a student service node could be located on this site providing the complementary functions.

Students at the University are concerned with the University of Toronto's energy use and greenhouse gas emissions. They have taken great interest in this project and have developed a list of green building strategies that they would like to see explored in the design of these facilities and approach the design exercise considering LEED accreditation. The capital cost estimate has made provision for this standard of design.

The Centre for High Performance Sport will be student-centred, educational in focus and inclusive in design. It will provide for equity, diversity, community outreach and a sense of welcome in its spaces, services and programmes. Barrier-free accessibility for all persons must be integrated throughout the design.

Varsity Centre 2007 outlined in the Interim Planning Report comprises the following components:

- Arena Renovation
- Beacon Entry and Box Office at Bloor Street
- Centre for High Performance Sport (a portion of Site 12)
- Varsity Entrance Building (south end of Site 21)

The current proposal for the Varsity entrance building, the Centre for High Performance Sport and the renovation of Varsity Arena should have little, if any, impact on Trinity College or Massey College. The easement agreement with Trinity College over the right-of-way on the lane south of Site 21 currently allows for service access to Varsity Arena. Permission for pedestrian access for participants and spectators has been included in the easement agreement.

Secondary Effects

Fifty-two parking spaces will be eliminated on Site 12 and must be absorbed into the University's parking inventory to maintain the by-law requirements for the St. George Campus.

One of the two offices of the Association of Part-time Undergraduate Students (APUS) is temporarily located in 100 Devonshire Place at the south end of Site 12. As part of the on-going commitment to provide suitable space to APUS, the organization will need to be relocated, at least on a temporary basis, in order for development on the site to take place. Future space allocations to APUS will be dependent upon the development of other capital projects (e.g., the proposed Student Commons) and the administration's continuing discussions with the organization with respect to their space needs.

Capital Cost Estimate

The capital cost is based on the data sheets provided for the facilities included in the remaining components are approximately 7750 nasm in total. When all taxes, contingencies, fees, equipment, financing and miscellaneous costs are included the total project cost of the remaining components is expected to be approximately \$69.8 million, premised on a tender date of October 2008. The details of the estimate are shown in Appendix A. Escalation on this estimate will be 7% per annum to date of tender

Separated into individual components, the capital costs are estimated to be as follows:

Arena renovation	\$ 7.1 million
Beacon and Box Office	\$ 0.5 million
Centre for High Performance Sport	\$52.7 million
Varsity entrance building	\$ 9.5 million
Total	\$69.8 million

Operating Costs

The annual operating costs of the Centre for High Performance Sport facility are currently estimated at \$2.8 million. 75% of this amount will come from student fees, on the assumption that students will have access to the facilities 75% of the time. Separate operating costs will be determined for the Varsity entrance building. The remainder of the revenues will be generated through rentals, sponsorships and special events. There is no expected change to the operating costs of Varsity Arena after renovations.

Capital

All components of Varsity Centre 2007 described in the project planning report will be funded by private benefaction, government grants and other outside sources.

Schedule

This interim report is being brought forward for approval in principle of the space program that has been determined and to assign the south portion of Site 12 (100 Devonshire Place) to the Centre for High Performance.

Recognizing that Site 12 is one of the few remaining large development areas on campus, the Faculty of Physical Education and Health has been asked to complete necessary fundraising and obtain agreement on the operating plan by December 31, 2007, for the components comprising the Centre for High Performance Sport.

Construction will occur when funds are raised. It should be noted that each component can be implemented in any order once funding is available

RECOMMENDATIONS

That the Planning and Budget Committee recommend to the Academic Board:

1. THAT the planning and construction of the Varsity Entrance Building and the renovations to Varsity Arena, on Site 21, 299 Bloor Street West, and of the Centre for High Performance Sport on Site 12, 100 Devonshire Place, as contained within the Interim Project Planning Report, be approved in principle,
2. THAT the south end of Site 12, 100 Devonshire Place, be assigned to Varsity 2007 until December 31, 2007 at which time the financial viability of the project can be assessed.
3. THAT the components of the project for Varsity Centre, approximately 7753 net assignable square metres be approved in principle at a total project cost of approximately \$69.8 million (premised on a tender date of October 2008) to be funded by fundraising initiatives.
4. THAT the first components of Varsity 2007, the South entrance building, and the Beacon and Box Office be approved in principle to proceed to construct approximately 600 net assignable square metres as detailed in the Interim Project Planning Report and having a total project cost of approximately \$10 million on Site 21 as funding for these components is obtained from donations. No financing is required.