

INSPIRING INCLUSIVE EXCELLENCE

**Retail and Parking
Commons**
UTSC Campus Council

PROGRAM



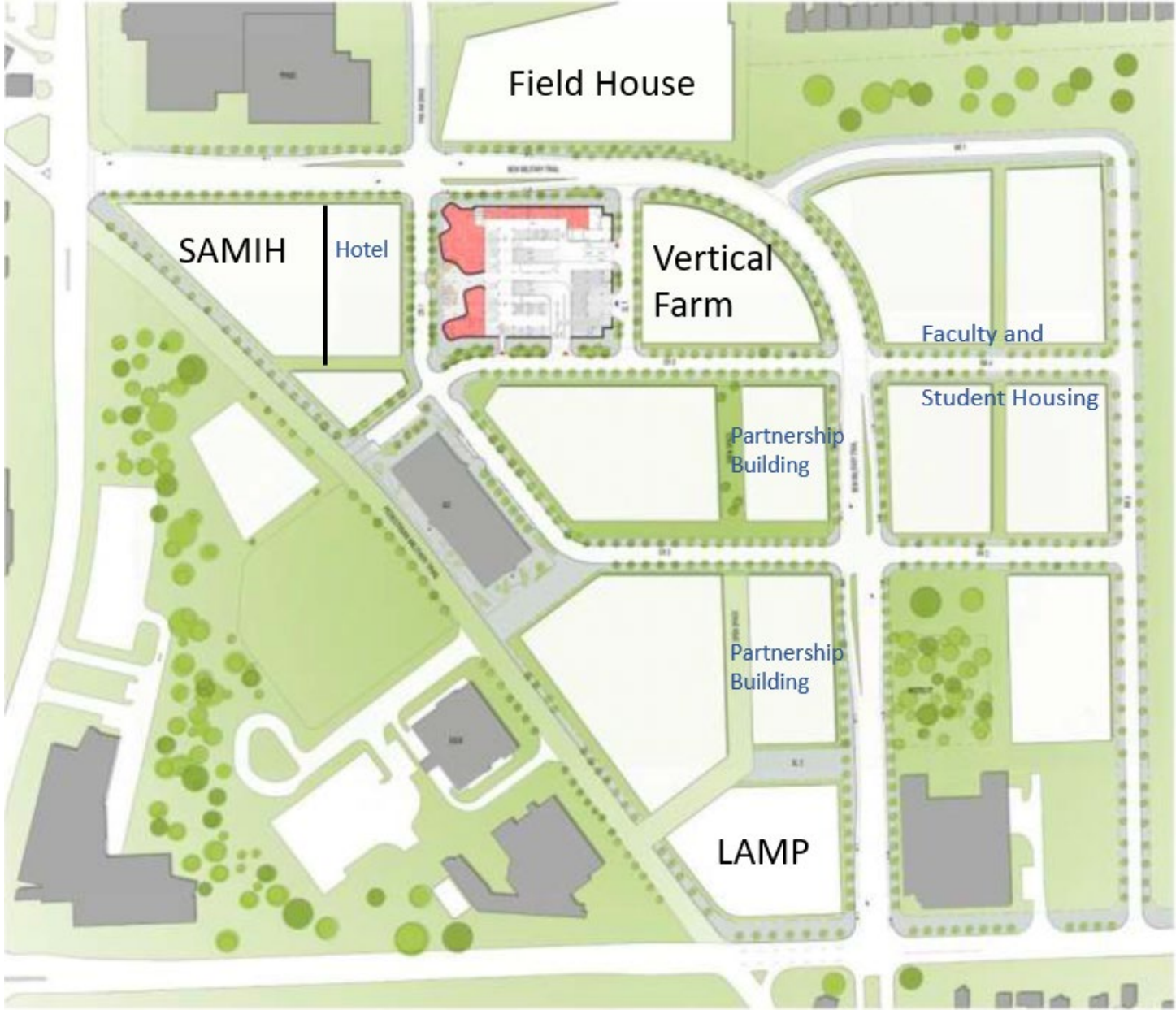
- 1084 Parking Spaces
- New home to the University of Toronto Scarborough Bookstore
- New home to Campus Safety and Parking Services offices
- Central loading dock with tunnel connections to new buildings
- Café
- Central indoor bicycle and scooter storage
- Ground floor with covered multi-purpose space (farmers market, student activity and exhibit spaces)
- Designed to be repurposed for residence and/or office space

THE UTSC MASTER PLAN

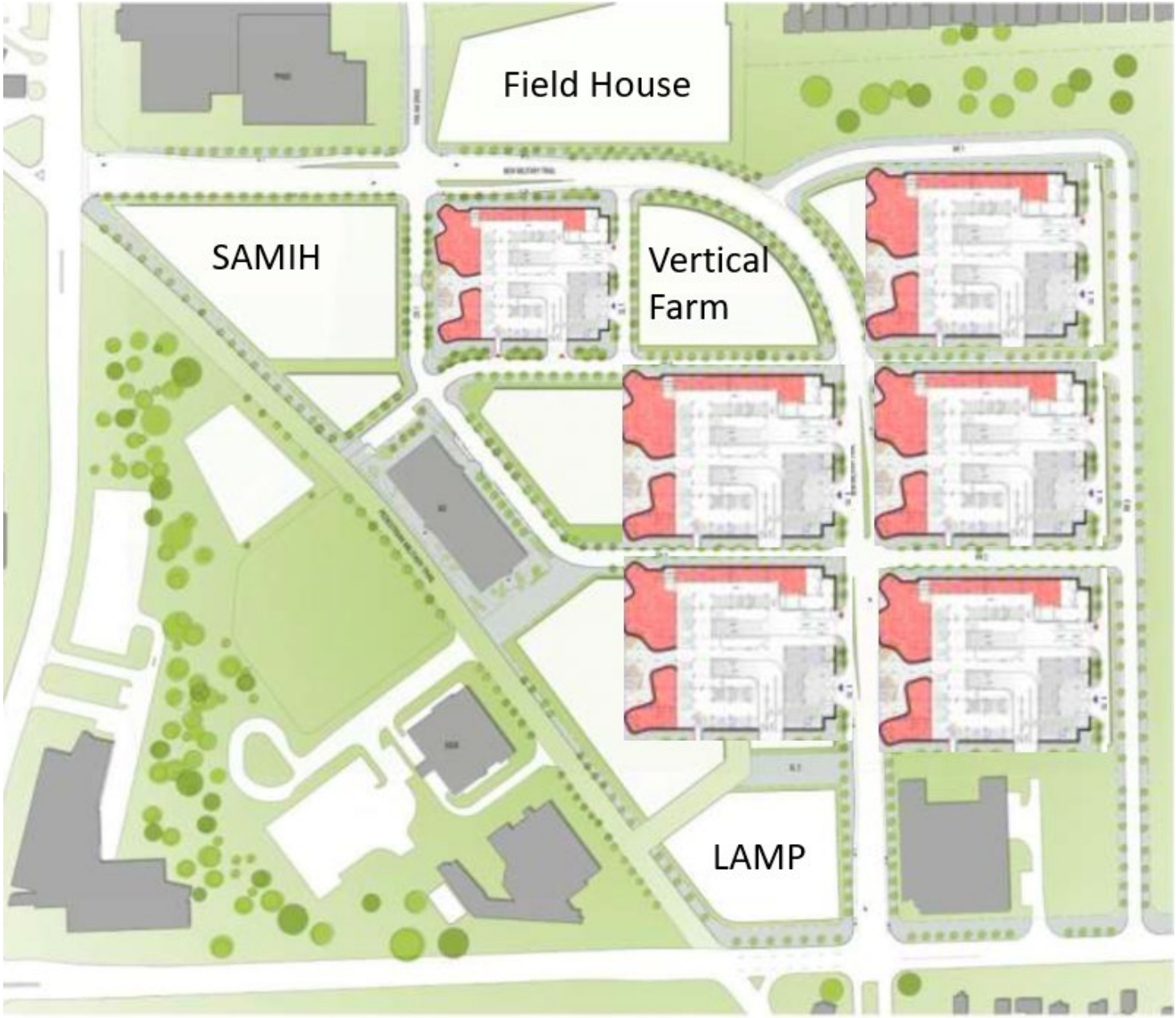
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BLOCK CONTEXT PLAN (LONG TERM)



BLOCK CONTEXT PLAN (LONG TERM)



PEDESTRIAN EXPERIENCE & RETAIL

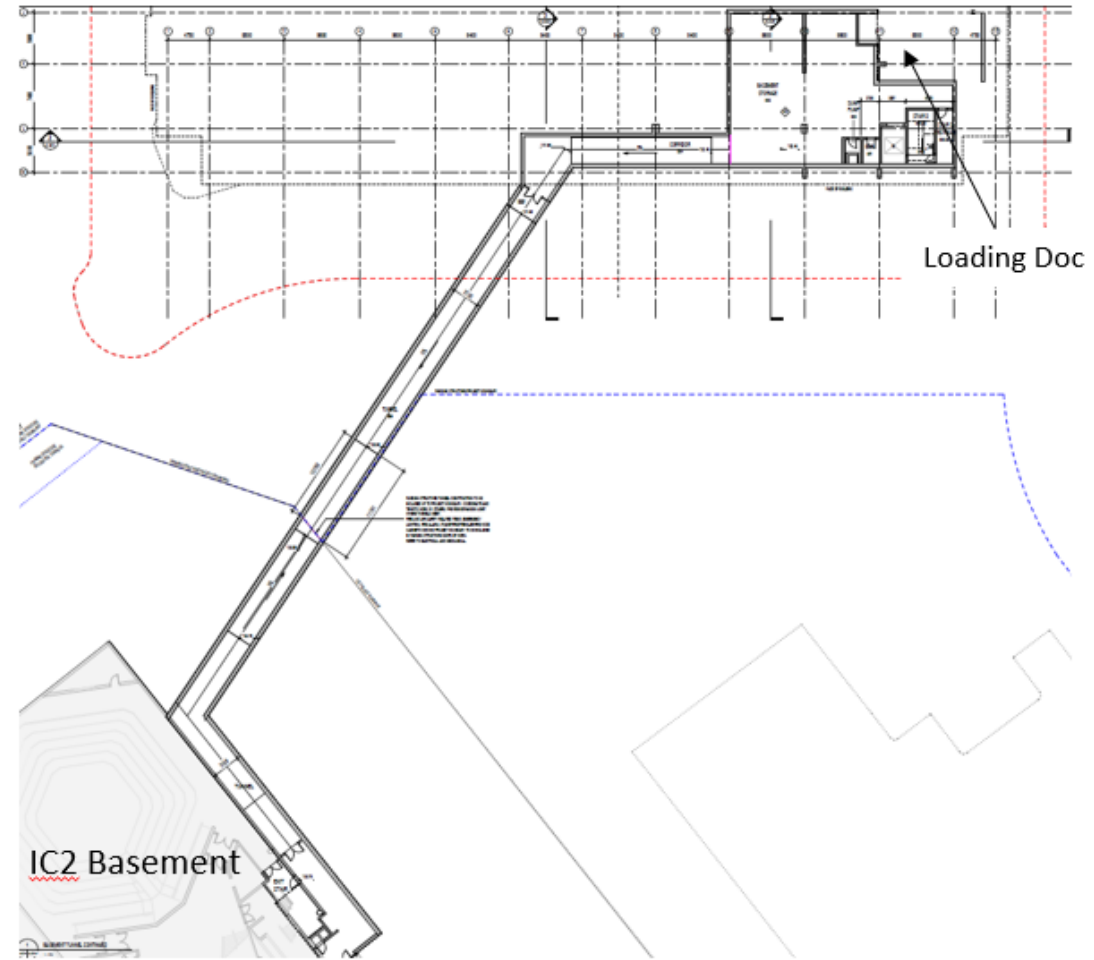
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CENTRAL LOADING DOCKS



Basement Storage and Tunnel Connection



SEASONAL MARKETPLACE

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STOREFRONTS

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NEW MILITARY TRAIL (NEAR TERM)

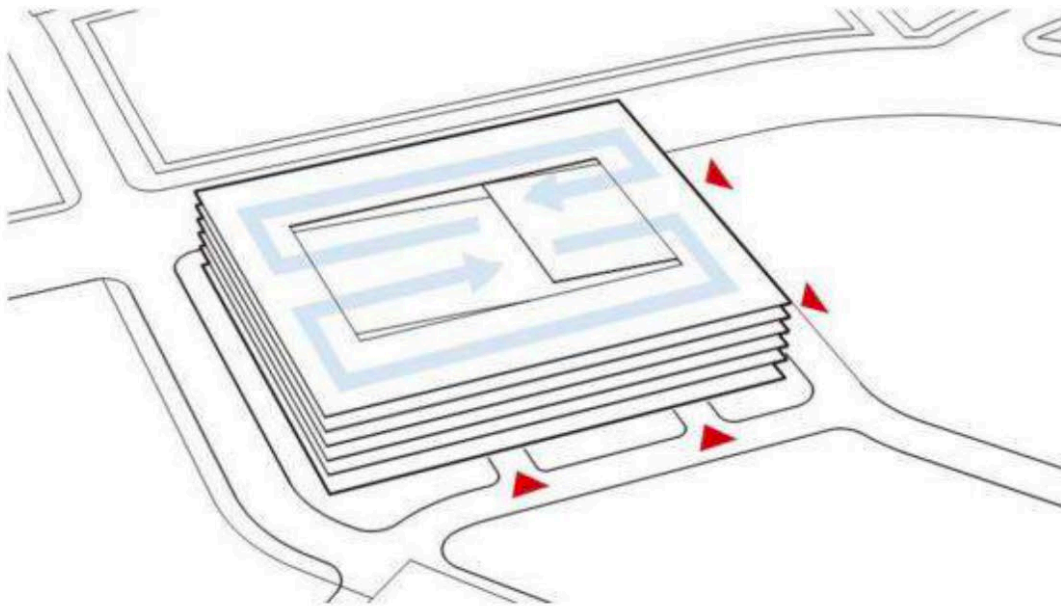


NEW MILITARY TRAIL (LONG TERM)

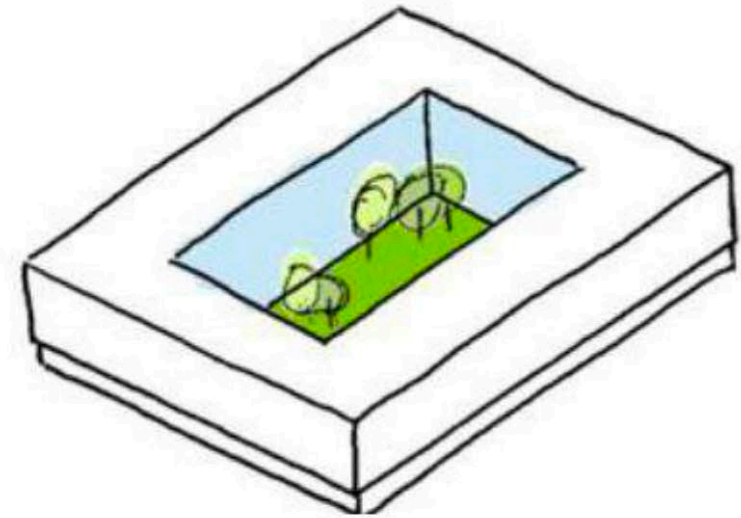


FUTURE BUILDING CONVERSION

Orientation, Organization and Conversion

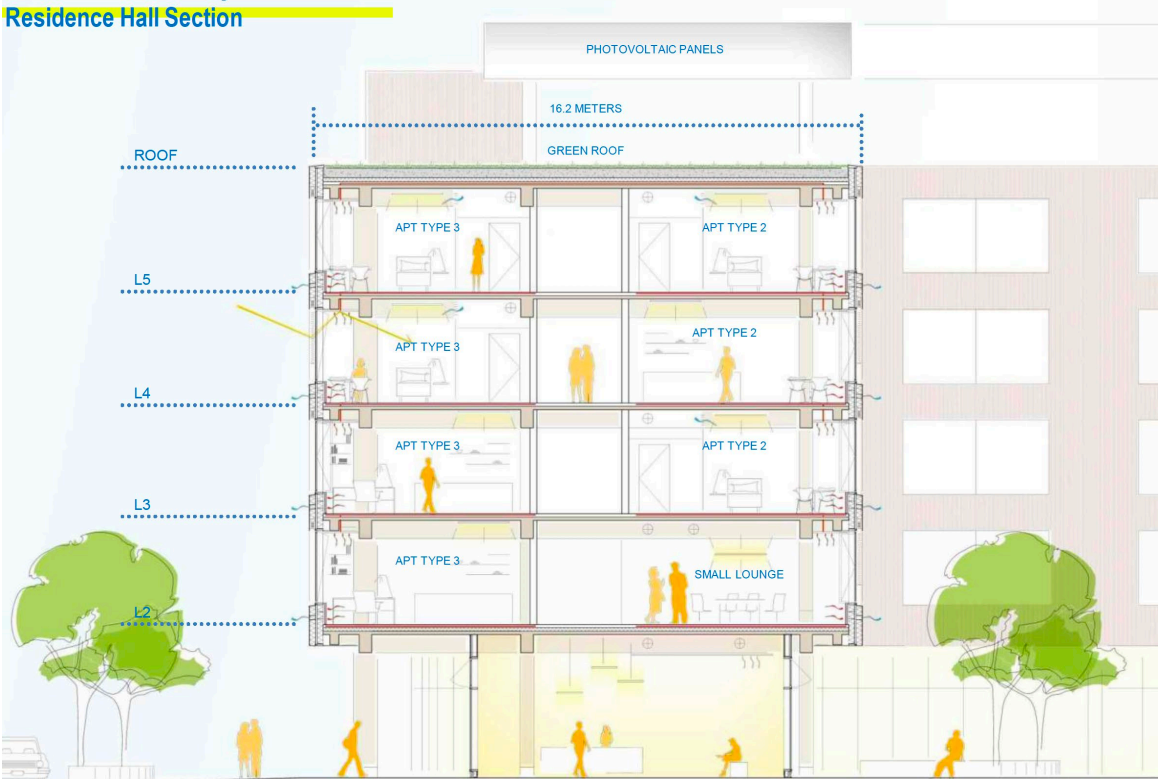
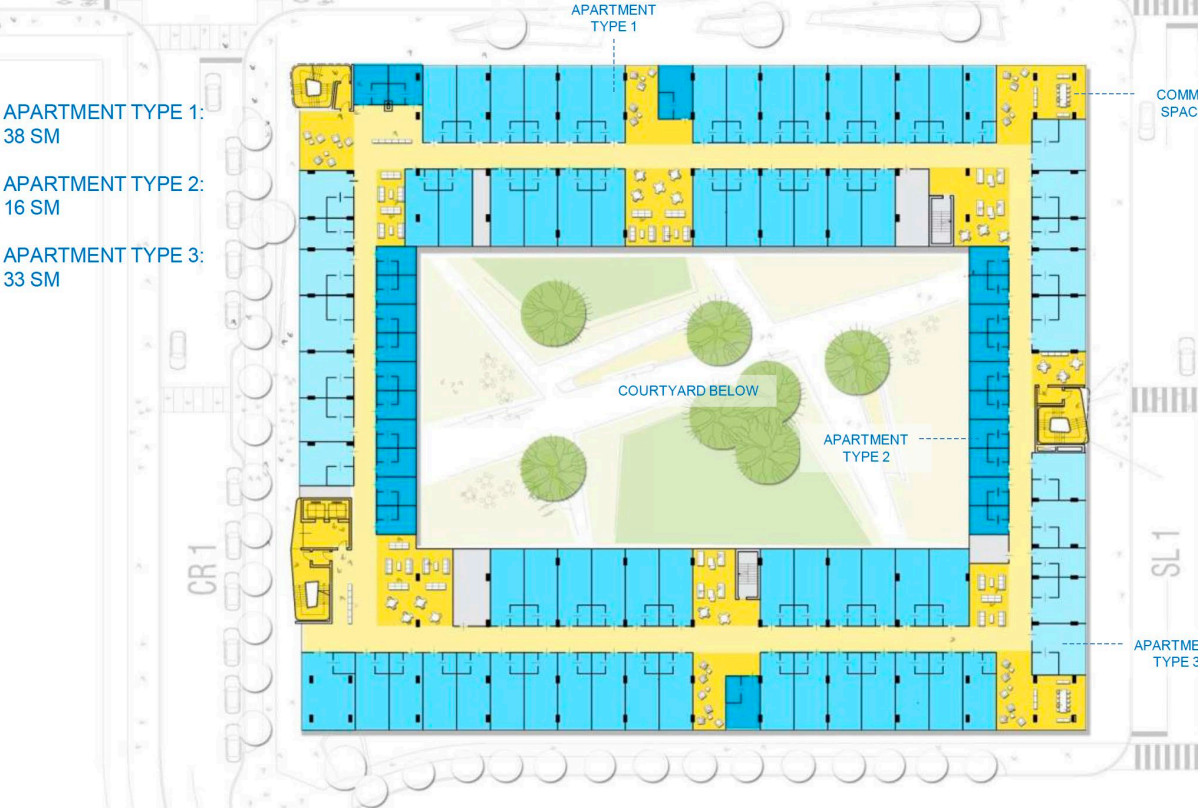


Donut Ramp Parking Typology - Vehicular Entries on Two Building Faces



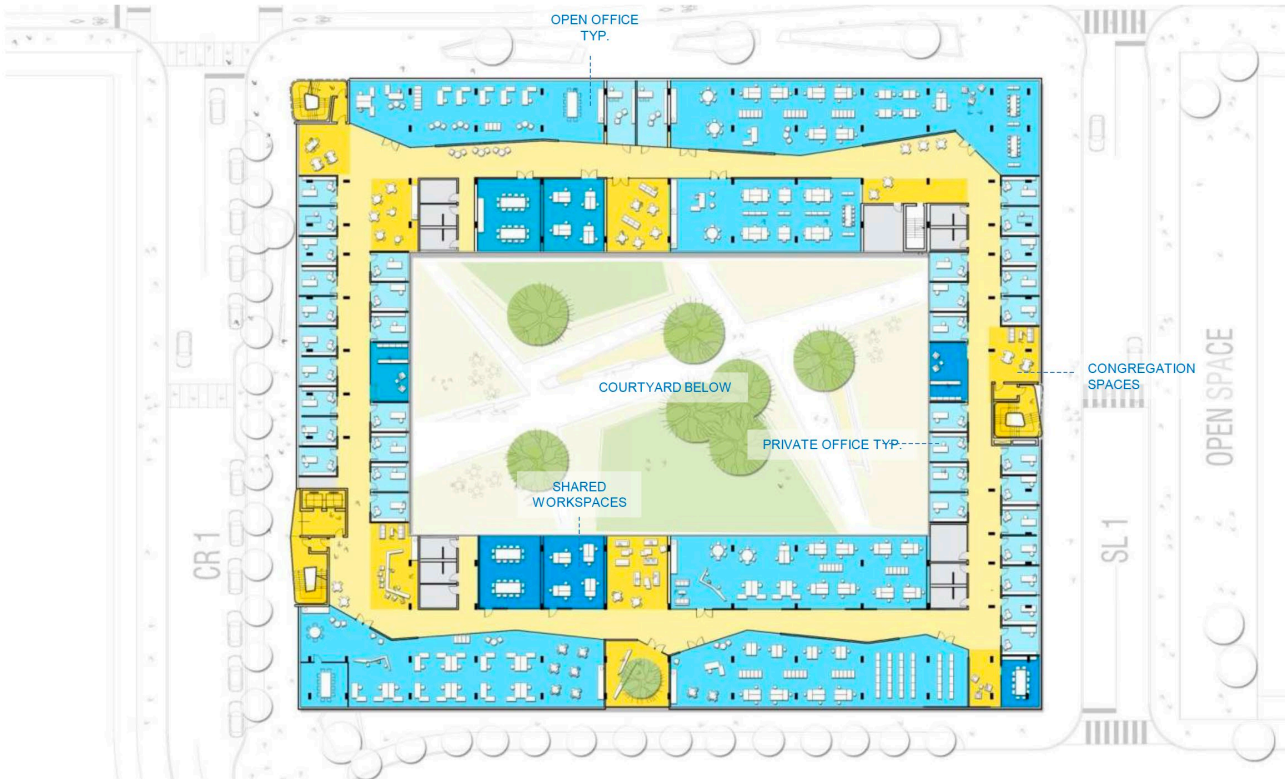
Day 2 - Possible Courtyard Building Conversion

FUTURE PROOFING: CONVERSION TO RESIDENCE

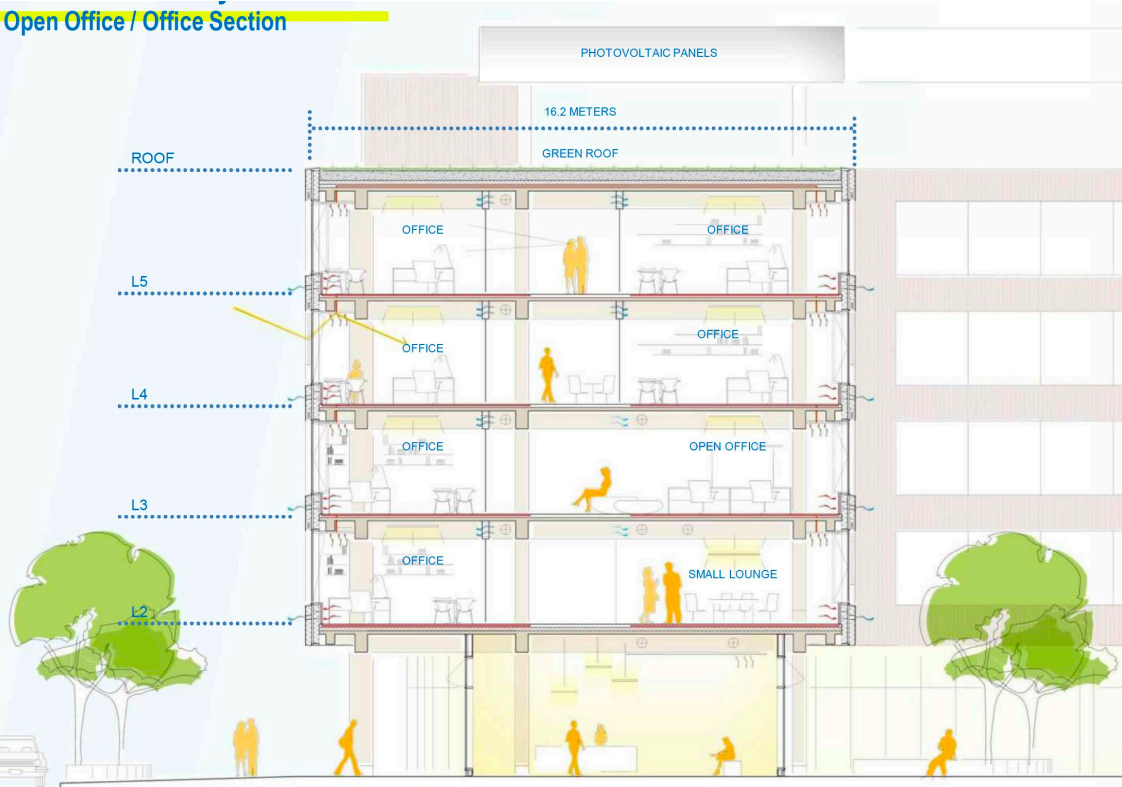


FUTURE PROOFING: CONVERSION TO OFFICE SPACE

Open Office / Office Plan – Typical Upper Floor



Open Office / Office Section



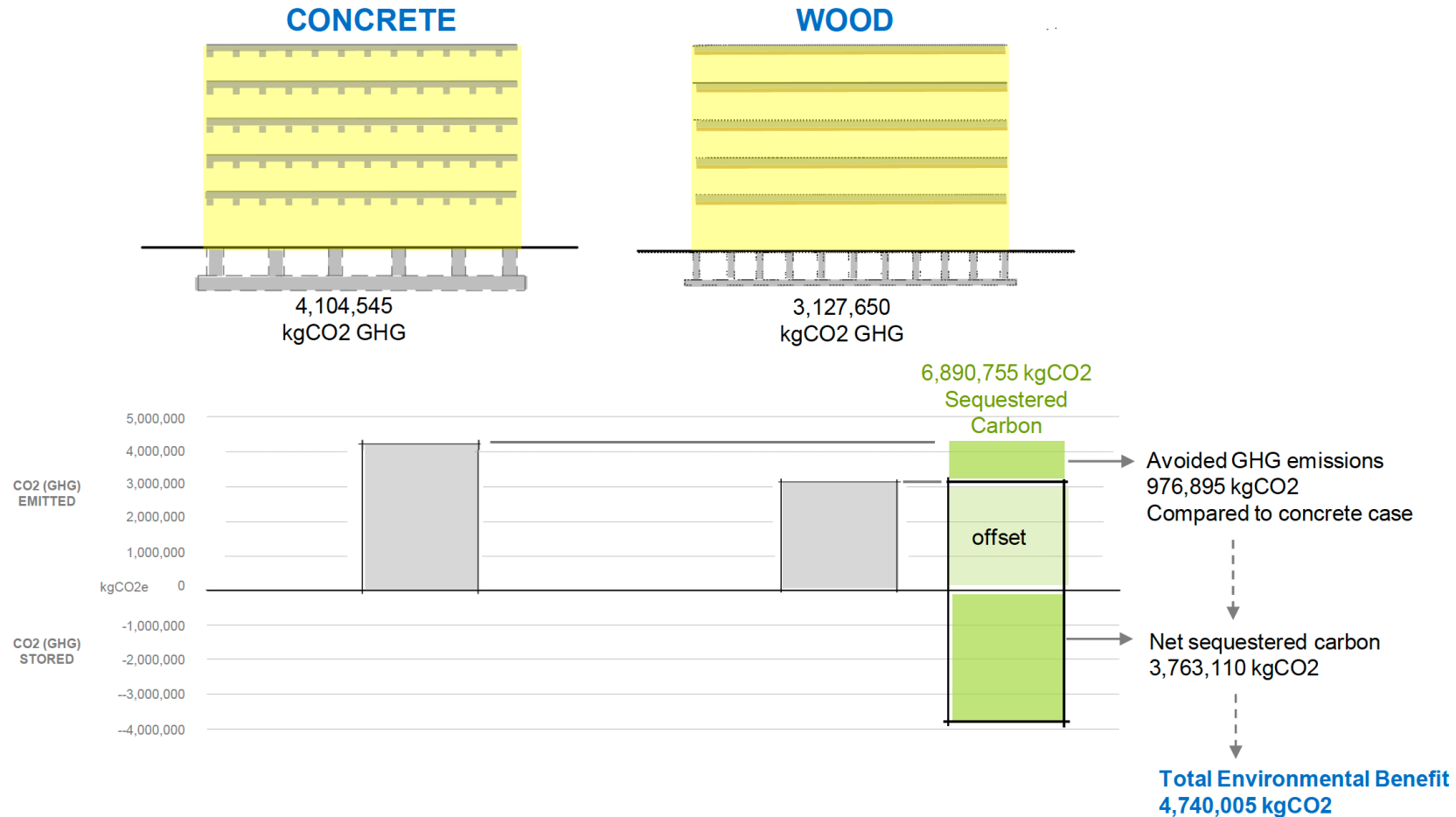
DRIVING INNOVATION

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SUSTAINABILITY STRATEGY: CARBON SEQUESTRATION

Precast Vs. Timber: GHG Emission Comparison



This is equivalent to keeping over 1000 automobiles off the road
OR providing energy to over 600 homes per year.

 X600+ OR  X1000+

SUMMARY

- Required to provide parking to meet bylaw and use standards
- Need to preserve lands for planned and future developments
- Creation of a central loading facility
- Provide mixed use at grade and flexible spaces to support campus activities
- Flexibility of design to evolve to residential or office space
- Carbon sequestration as demonstrating our University leadership role

THANK YOU AND QUESTIONS