

FOR INFORMATION**PUBLIC****OPEN SESSION**

TO: Business Board

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DATE: January 24, 2022 for February 2, 2022

AGENDA ITEM: 9

ITEM IDENTIFICATION:

University of Toronto Mississauga Master Plan

JURISDICTIONAL INFORMATION:

Section 5.6.1 of the Campus Affairs Committee Terms of Reference states that Campus Master Plans are recommended to the Governing Council, through the UTM Council, for consideration.

It is presented to the Business Board for information.

GOVERNANCE PATH:

1. UTM Campus Affairs Committee [for recommendation] (January 10, 2022)
2. UTM Campus Council [for recommendation] (January 25, 2022)
3. Academic Board [for information] (January 27, 2021)
4. **Business Board [for information] (February 2, 2022)**
5. Executive Committee [for endorsement & forwarding] (February 7, 2022)
6. Governing Council [for approval] (February 15, 2022)

PREVIOUS ACTION TAKEN:

University of Toronto Mississauga Master Plan was last considered in governance in June 2011, 10 years prior. Master Plans are normally reviewed every 10-15 years as per Capital Planning & Capital Projects Policy.

HIGHLIGHTS:

In November 2019, the University of Toronto, a joint University Planning (UP) and University of

Toronto Mississauga (UTM) initiative, selected a team of consultants through competitive procurement process to assist with the preparation of a new University of Toronto Mississauga Campus Master Plan. In February 2020, Brook McIlroy was selected to lead the project along a team of sub-consultants, including Transportation, Ecological, Servicing and Stormwater Management, Heritage and Sustainability.

The University of Toronto Mississauga Campus Master Plan serves as an update to the 2011 predecessor and provides a framework for future development within the next 10-15 years period. It is a long-term vision for developments, open spaces, the public realm, and transportation connections. The document provides a broad and flexible framework to guide future development decisions, while ensuring that these decisions are aligned with a holistic vision for the campus.

Throughout the Campus Master Plan project, UP, UTM and the consultant's team have held campus, community, and public consultations to provide opportunities to enable participants to provide feedback on the development of the Master Plan. The consultation program included early pop-up campus consultations, an online engagement website, a series of virtual consultations with students, faculty, staff, Indigenous community members and Elders, and representatives from the City of Mississauga. In addition, Brook McIlroy presented to university advisory committees including the Steering Committee, Campus Affairs, the Executive Committee, and the Design Review Committee. The following are the most relevant sessions as part of the consultation process:

- Two Stakeholder meetings in March 2020
- Two Sustainability workshops in March 2020
- Two Steering Committee meetings in May & June 2020
- Bang the Table (online engagement platform) from October 2020 to June 2021
- Two UTM Elders and Indigenous community consultations in October 2020 & May 2021
- UTM Executive Committee meeting in November 2020
- Three Design Review Committee meetings in November 2020, April 2021 and June 2021
- City of Mississauga consultation in January 2021
- UTM Campus Affairs meeting in March 2021
- Two UTM Town Hall meetings in April 2021
- UTM Campus Council meeting in April 2021
- UTM Community consultation in May 2021
- UTM Staff consultation in May 2021

The 2011 UTM Campus Master Plan identified nine development sites, which focused primarily on lands in the core of campus and did not consider existing residence lands along Mississauga Road or many lands on the outer edge of Outer Circle Road. Since the completion of the 2011 Master Plan, some development sites were completed or are under construction, and others still have remaining development potential. Additional development opportunities beyond the 2011 Plan have also been investigated north of Outer Circle Road and others such as a new residence building adjacent Oscar Peterson Hall and the site north of Deerfield Hall are in the planning and design phase.

The intent of this Master Plan is to consolidate all UTM development opportunities including the existing residence lands along Mississauga Road and to develop an overall framework that will set the stage for UTM to continue to grow and evolve in a way that positively contributes to the character of the area.

The Master Plan principles are organized by themes of sustainability, connection, and vitality, and range across a comprehensive scope of action; from embracing ecology and strengthening community synergies, to enabling Indigenous placemaking and diversifying learning environments.

The Master Plan establishes a long term (10-15 year) vision for the University of Toronto Mississauga Campus that supports the academic mission. It updates and validates campus planning principles; identifying strategic development sites; developing design guidelines to ensure flexibility for the University to adapt to evolving needs, while ensuring an overarching vision and cohesive campus Master Plan over time; and becomes a resource to help guide capital projects and phasing decisions.

The Master Plan divides the UTM Campus into five smaller sub-areas called Campus Precincts:

1. Campus Core (CC): Lands within the existing central areas of campus, primarily within the inner edge of Outer Circle Road.
2. Campus East (CE): Lands along the south-eastern extent of campus, on the south side of Outer Circle Road.
3. Campus Southwest (CSW): Lands fronting Mississauga Road and Residence Road between the northern and central access points to campus.
4. Campus South (CS): Lands along Mississauga Road, south of the central access point.
5. Forest (F): Lands on the northern and eastern extent of the campus.

The UTM Campus Master Plan presents a wide range of development opportunities and land uses that can be explored as space needs evolve. Most of the immediate future development potential and academic uses are anticipated on lands within the Campus Core and Forest precincts. The ancillary and long-term development potential is along the outer edge of Outer Circle Road and Mississauga Road in the Campus Southwest, Campus South, and Campus East precincts.

The Master Plan reflects a holistic and comprehensive approach to campus planning, that considers the future potential and provides recommendations for the 15-year time horizon of the Plan and beyond to address space needs. Some of the key moves of this Master Plan include:

- Create a flexible outdoor campus commons (Campus Green) and a pavilion building, which will form the new heart of campus.
- Create a landmark building and plaza on the existing Academic Annex site.
- Redevelop and extend Middle Road to become a formalized east-west pedestrian connection through the Campus Core.
- Reinforce the Riparian Ribbon as a pedestrian connection through the campus that links existing ponds, wetlands, and natural areas through a series of pedestrian pathways and boardwalks.
- Create an Academic Quad and Cultural Commons within the Campus Core to build out the campus' open space network.
- Expand and consolidate athletic uses on the existing South Field to create an athletics hub.
- Establish 'shared streets' along Residence Road and portions of Outer Circle Road to improve the public realm and the pedestrian experience.
- Incorporate a new cycle track and cycling infrastructure along the Collegeway and Outer Circle Road to improve sustainable modes of transportation.

FINANCIAL IMPLICATIONS

None

RECOMMENDATIONS:

For Information

DOCUMENTATION PROVIDED:

- *University of Toronto Mississauga Master Plan, dated November 18, 2021.*



Campus Master Plan

University of Toronto Mississauga

November 18, 2021



BrookMcIlroy/



We wish to acknowledge this land on which the University of Toronto operates. For thousands of years it has been the traditional land of the Huron-Wendat, the Seneca, and the Mississaugas of the Credit.

Today, this meeting place is still the home to many Indigenous people from across Turtle Island and we are grateful to have the opportunity to work on this land.

The Campus Master Plan recognizes and honours those who have lived on and cared for this land for thousands of years.

Campus Master Plan: VPP Message

Nestled on 225 acres of protected greenbelt, minutes from the core of one of the world's most culturally diverse cities, the University of Toronto Mississauga has the privilege of operating on the traditional land of the Wendat and the Seneca, on the territory of the Mississaugas of the Credit First Nation. Founded comparatively recently in 1967, UTM's spectacular campus sits alongside the ancient Missinnihe: called the Credit River by French and British colonists because, at the river's mouth, they traded goods on credit with Indigenous peoples, who had travelled and stewarded these waters from time immemorial.

This history of credit resonates in our campus's Latin motto: *tantum nobis creditum*, so much has been entrusted to us. UTM has been entrusted with educating generations of critical thinkers and courageous innovators; with discovering research solutions to pressing problems; with embracing natural environments for sustainable futures; with building stronger communities of wellbeing and justice; with listening to the truth that comes before reconciliation and practicing good kinship with one another. These mutually constitutive responsibilities all have a common focus at their core: to fulfill the trust that our students and communities have placed in us and to honour the better future that they will help create.

Our campus Master Plan represents one way to realize that trust for the future. Envisioning the next fifteen years to 2036, the plan provides a clear and flexible guide to inform our development of campus buildings, open spaces, transportation connections, and more. It imagines new design possibilities that respect the campus's history, unique place, and changing contexts.

And it articulates a series of core principles that will enable our built environment to drive strategic aspirations in research, teaching, and civic engagement.

Organized by themes of sustainability, connection, and vitality, our principles range across a comprehensive scope of actions: from embracing ecology and strengthening community synergies, to enabling Indigenous placemaking and diversifying learning environments. Collectively, the principles form a unified vision, in which high-quality, sustainable designs empower people, places, and communities to flourish.

These principles, like the entire plan, emerge from almost two years of dedicated work, the vast majority of which occurred amid the unprecedented challenges of the COVID-19 pandemic. Our teams rose to the challenge, developing a thoughtful, creative, and responsible plan that will empower informed decisions. I feel supremely grateful to the many people who made this plan a success and who shared their time, insight, and feedback across a range of consultations.

This plan describes a future for UTM's built environment: I feel fortunate to work and live in this environment with you. And I feel privileged to support a plan that will help fulfill the responsibilities entrusted to us.

Yours truly,

Alexandra Gillespie, PhD (she/hers)
Vice-President and Principal
University of Toronto Mississauga

15 November 2021



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1.0 Overview



1.1 Study Purpose

The University of Toronto Mississauga (UTM) Campus Master Plan is a long-term vision for buildings, open spaces, the public realm, and transportation connections. It provides a clear and flexible framework to guide future development decisions, while ensuring that these decisions are aligned with a holistic vision for the campus. The recommendations within the document are intended to envision the future of the campus to a time horizon of 2036.

The UTM Campus Master Plan is an outcome of a detailed master planning exercise that was undertaken by the university and a project consultant team between February 2020 and November 2021. The recommendations of the Plan are informed by a rigorous consultation program, as well as expert recommendations related to urban planning and design, architecture and landscape architecture, sustainability, ecology, transportation, cultural heritage, and stormwater management and servicing.



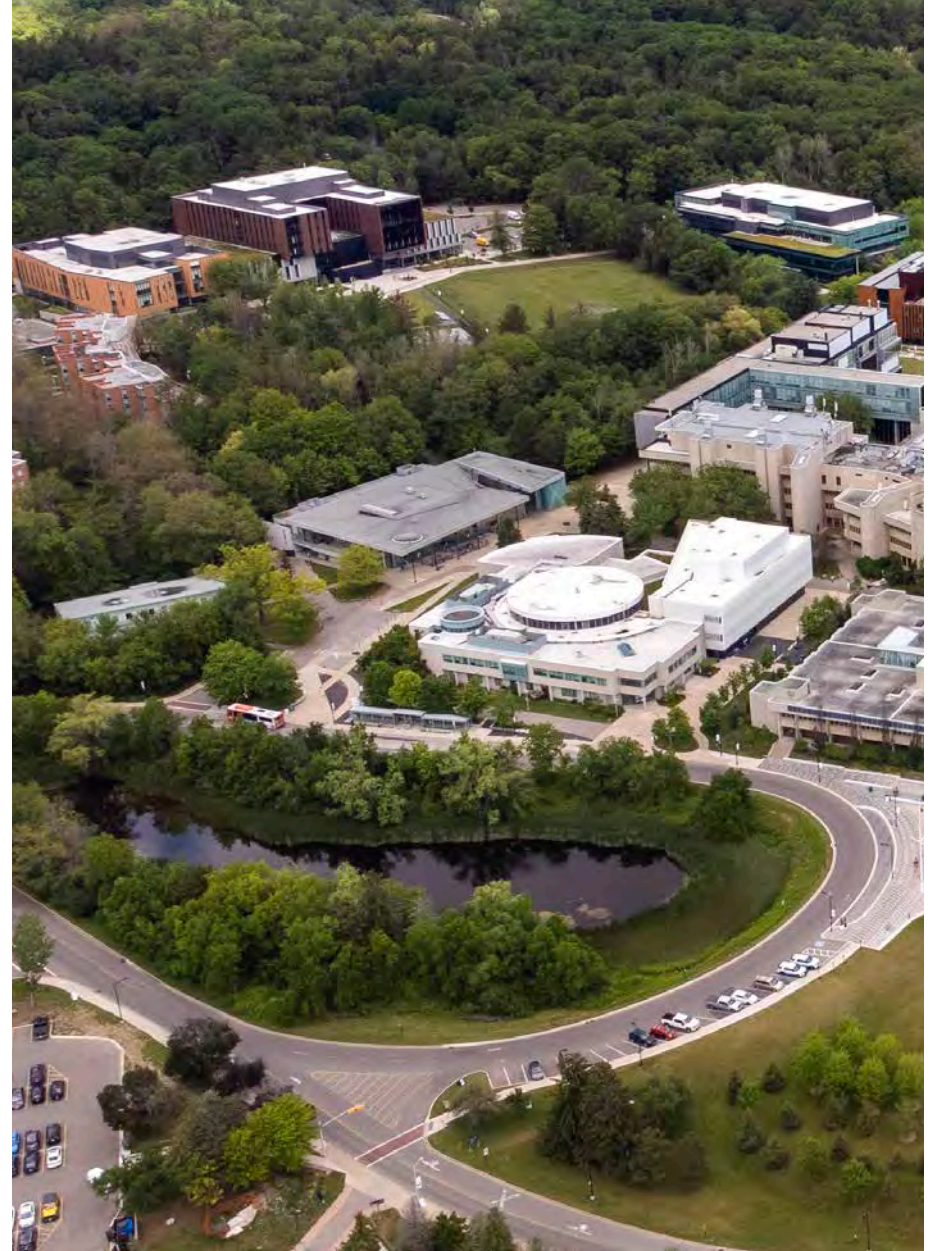
1.2 The UTM Opportunity

The University of Toronto Mississauga (UTM) Campus is situated within an ecological setting of forests, ponds, wetlands, and other natural features, which is a unique element of the campus and its immediate context. The campus ecology is a foundational feature that should continue to guide campus growth and development, to ensure that natural elements are leveraged, enhanced, and protected whenever possible.

The campus was established in 1967 and is one of two suburban campuses founded by the University of Toronto in the second half of the 20th century. The original vision for UTM emphasized an ecological approach to development, interconnected circulation, multi-functional spaces, and flexible expansion.

The campus consists of 97 hectares of land within the City of Mississauga. It is bounded by Mississauga Road to the west, and forested areas and the Credit River to the north, east, and south. It is located north of Dundas Street West, and south of Burnhamthorpe Road West. Low-rise residential neighbourhoods exist to the north and west of the campus.

The UTM Campus has numerous opportunities for development that can be explored incrementally as space needs evolve, through strategic redevelopment on existing sites, and development on key undeveloped sites. The majority of future development potential on the campus is on lands within the core campus, and along the outer edge of Outer Circle Road and Mississauga Road. Future campus development should strengthen the existing network of outdoor spaces, pedestrian and cycling connections, and the quality of the public realm. Future opportunities on the campus should ensure a balanced transportation approach that prioritizes pedestrians, cyclists, and transit users through improvements to the campus' internal circulation network and existing infrastructure, while recognizing the continued need for on-site parking.

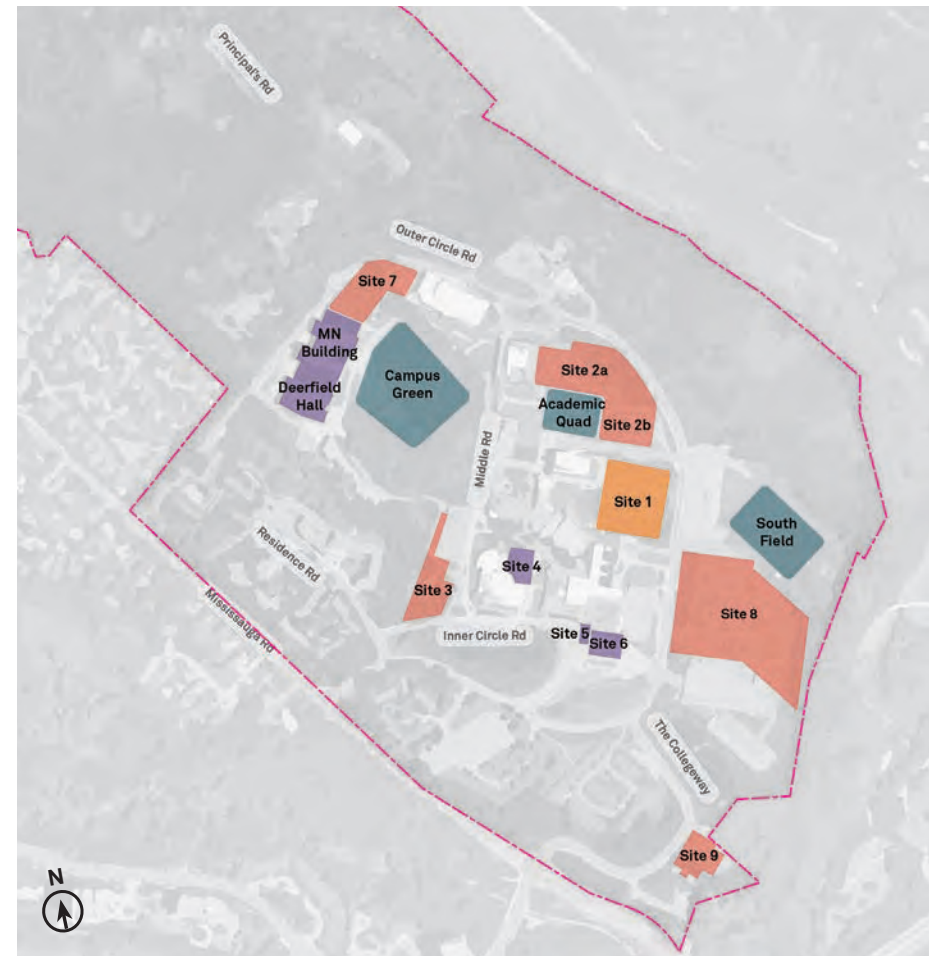


In combination with the campus commitment to an ecologically sensitive approach to development, the design of the UTM Campus should continue to exemplify sustainable design practices, be informed by innovative design strategies, and improve building and site sustainability to maximize building efficiency and user comfort. This aligns with the strategic goals outlined in UTM's Sustainability Strategic Plan and the University of Toronto's Low Carbon Action Plan (2019) to significantly reduce greenhouse gas emissions for all three of its campuses, by optimizing how they generate, distribute, and consume electricity and natural gas.

Indigenous placekeeping and placemaking are critical components of the future campus and advancing the Calls to Action set out in Wecheehetowin: Final Report of the Steering Committee for the University of Toronto Response to the Truth and Reconciliation Commission of Canada (2017). The report recommendations include Indigenizing academic curricula and strengthening relationships with Indigenous communities that are external to the University. Opportunities to weave narratives of stewardship and Indigenous placemaking into the design of buildings, open spaces, and the public realm will be fundamental to future development on the UTM Campus to make visible Indigenous narratives, histories, landscapes, and imagery. Important to this narrative is reinforcing Indigenous presence in the forest, valley, outdoor spaces, and campus green spaces. Land-based learning opportunities will be prioritized within the campus' forested and natural areas.

Progress Since the 2011 Campus Master Plan

A Campus Master Plan was last created for the University of Toronto Mississauga in 2011. The 2011 Plan provided a framework to guide the development of the Mississauga Campus, while recognizing changes to development on the campus and in the surrounding community. Nine development sites were identified within the 2011 Plan, which focused primarily on lands in the core of campus. The study did not consider existing residence lands along Mississauga Road or the majority of lands on the outer edge of Outer Circle Road.



2011 Campus Master Plan Development Sites

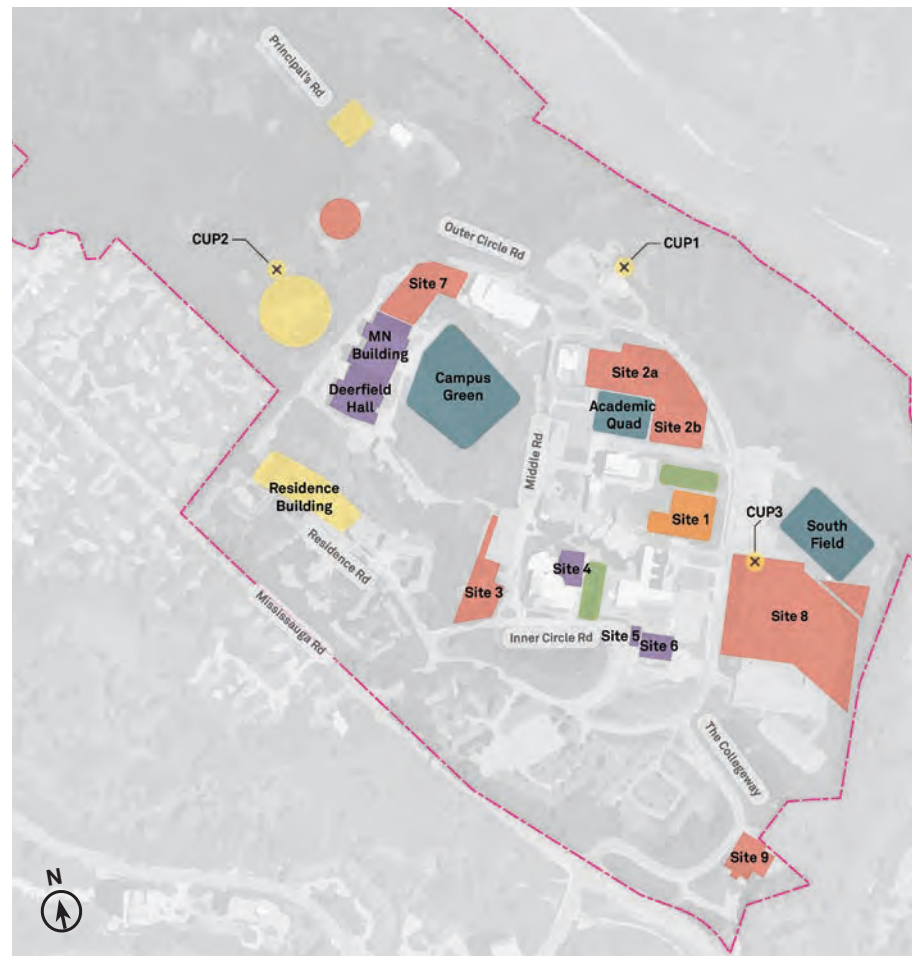
- Completed
- Under construction
- Remaining development site
- Remaining open space site
- Campus Boundary

Since the completion of the study, the university has proceeded with development on some of the recommended sites, with some sites completed or under construction, while others have remaining development potential. Additional development opportunities beyond those identified in the 2011 Plan have also been pursued by the university. There are building sites being investigated north of Outer Circle Road for new development. A new residence building is in design development adjacent to Oscar Peterson Hall following the recommendations of the Student Housing Master Plan (2017).

Expansions to UTM's Central Utilities Plant (CUP) are planned as part of a holistic energy strategy to consider and respond to the campus' utilities infrastructure conditions, future capital space planning, and sustainability requirements, which resulted from the Central Utilities Plan Feasibility Study (2020). The study recommends integrating new nodal utilities plants on a building site on the north end of campus and the south campus parking area. It also recommends adding new utilities equipment within the existing footprint of the Central Utilities Plant.

The Four Corners Strategy (2018) is a double-bottom line real estate strategy that looks to advance the academic mission by providing high-quality innovation space, student and faculty housing, and ancillary retail on all three campuses while generating risk-appropriate returns to the University. The strategy identified the potential for future development opportunities along the campus edge, which would in turn enhance the vitality of the campus frontage. Recommended uses for these lands include university housing, innovation spaces, open spaces, and retail and community spaces to serve both the campus and community needs.

In the year 2019-2020, UTM had an academic space and student housing shortfall. This Campus Master Plan's recommendations reflect a holistic and comprehensive approach to campus planning that considers the future potential of all lands within the campus boundaries, and provides recommendations for the 15 year time horizon of the Plan and beyond to address space needs. The Plan's strategy for potential development build out beyond the year 2036 will provide flexibility for a variety of academic, university housing, ancillary, and community development at UTM to reflect evolving needs and projected space shortfalls.



Development Considerations Since the 2011 Campus Master Plan (Prior to this Master Plan Update)

- Remaining development site
- Completed
- Under construction
- New development site in planning/design since 2011
- x Planned CUP locations
- Planned open space
- Remaining open space potential
- Campus Boundary

Buildings Completed Since the 2011 Campus Master Plan

Deerfield Hall

Completed in 2014, Deerfield Hall is a 10,580 sm building which replaced half of the old North Building, a 'temporary' educational structure built in 1967. Deerfield Hall provides office and research space for the departments of Psychology and Mathematical and Computational Sciences, as well as rehearsal space for Theatre and Drama, and additional study space and food services. In keeping with UTM's commitment to Grow Smart, Grow Green, the building is certified LEED Silver. This iconic building has received multiple awards, including the 2016 Mississauga Urban Design Award - Award of Excellence, 2014 Ontario Concrete Award - Architectural Merit, and the Ontario Builder Awards - Excellence in Buildings, 2014.

Innovation Complex

In 2014, Kaneff Centre realized an extraordinary expansion, creating the Innovation Complex by the enclosure of the rotunda. A three-storey addition including basement and penthouse, the new 6,066 sm provided a new home for the Department of Management and the Department of Economics. It enabled the administrative consolidation and expansion of UTM's professional graduate programs such as the Master of Management and Professional Accounting (MMPA), the Diploma in Investigative & Forensic Accounting (DIFA) and the Master of Management Innovation (MMI).

The Innovation Complex also provided an opportunity for the Office of the Registrar to grow and evolve its front-line student operations and optimize its administrative and technical functions by relocating them from scattered facilities in the William G. Davis Building. While originally envisioned to be part of the development of a new Student Services Plaza and Meeting Place in the William G. Davis Building, the Office of the Registrar has grown into this new space yet remains well connected to the services in W.G. Davis Building through the creation of a pedestrian tunnel.

The building is certified LEED Silver and was nominated for the Urban Design Award (2015).



Deerfield Hall



Innovation Complex

Maanjiwe nendamowinan

Maanjiwe nendamowinan's opening in summer 2018 realized the second half of the replacement of the old North Building. The newest building on UTM Campus with 21,350 sm, this six-storey facility completes the renaissance of the northern portion of campus. The building's name "Gathering of Minds" is an Anishinaabemowinan phrase which justly describes the building's activities as well as recognizes the traditional territory of the Mississaugas of the Credit First Nation on which it stands.

Home to the departments of English & Drama, Philosophy, Historical Studies, Language Studies, Political Science and Sociology and the Robert Gillespie Academic Skills Centre, the building adds 3,450 sm of traditional and active learning classroom space to campus. With dedicated space for digital humanities research and the Centre for South Asian Civilizations, this beautiful space is designed for collaborative research and dynamic interaction. More than 500 new campus study spaces, accommodating individual and group work, as well as quiet alcoves, meeting rooms and social spaces have been created.

Maanjiwe nendamowinan is certified LEED Silver and incorporates a number of exciting environmental innovations, including five green roof spaces and special glass designed to deter bird strikes. The building is heated and cooled using UTM's campus district energy system, which increases energy efficiency, resiliency and reliability. A rainwater harvesting system supplies water for non-potable uses. Other awards include the 2019 IIDA Global Excellence award (Education category) and a 2021 City of Mississauga Urban Design Award – Award of Merit (for Context, Community Scale & Innovation).



Maanjiwe nendamowinan

William G. Davis Building expansion – Meeting Place

Completed in 2019, the William G. Davis Building's 3,734 sm expansion and redevelopment of the former Meeting Place represents a major contribution toward a quality amenity space enhancing the UTM experience. The Meeting Place has long been a vital part of the campus. It acts as the entrance to UTM's complex of buildings and has traditionally served not only as a campus gateway, but as a prime social gathering place for the UTM community.

The Meeting Place is a key feature of the William G. Davis Building, and it functions as the main multi-purpose space on campus. A gathering place for student activities, social interaction, and informal study and more recently, an overflow space for adjacent food services, the Meeting Place continues to be considered the "living room" for the campus community. The increased seating capacity for up to 1,000 approximately doubled the previous capacity, and was not limited to indoor spaces only, but also created welcoming areas outside of the building itself, with a revitalized entrance, social areas and patio spaces for all users.

New Science Building

UTM's New Science Building, slated for completion in 2023, will set a new standard for green design. The building will be one of the most energy-efficient biological and chemical laboratory facilities in North America. It also exemplifies U of T's more rigorous performance standards for new and renovated buildings and resembles the university commitment to excellence in sustainable designs and building performance. The building is targeting LEED Gold certification.

The project includes a total area of 15,550 sm distributed across four levels above grade plus Basement, with an additional fifth level mechanical penthouse. The New Science Building will be well integrated with the existing science community in adjacent Davis Building, with physical connections at the Basement, Second Floor (Main Floor) and Fourth Floor levels (at minimum) to provide a continuity of activity. The proposed space program housed in this new building will support several academic constituencies including



William G. Davis Building expansion



New Science Building (Rendering by KIERANTIMBERLAKE)

the Centre for Medicinal Chemistry, who will make use of the new collaborative wet research labs and core facilities, and the Forensic Science Program. Also included in the program are a high-performance computation data center and spaces for Facilities Management and Planning, both of which will support activity within the building and around campus.



1.3 The Planning Context

1.3.1 University Context

The University of Toronto Mississauga Campus consists of 97 hectares of land within the City of Mississauga. It is bounded by Mississauga Road to the west, and the Credit River and forested areas to the north, east, and south. It is located north of Dundas Street West, and south of Burnhamthorpe Road West.

Located within an environment of forests, ponds, and wetlands, UTM is nestled on the western band of the Credit River. The campus is recognized as a cultural heritage landscape and contains listed and designated heritage buildings. It is defined within its greater context by these unique ecological and heritage features. Campus growth and development is guided by this foundational environmental setting, to ensure that every opportunity is taken to leverage, enhance, and protect these natural and cultural elements for future generations of university students, faculty, and staff.

The UTM Campus forms a community among many communities in Mississauga. The neighbourhoods of Erindale, Erindale Woodlands, and Sherwood Forrest cluster around the campus' east, south, and southwest corners. These communities are predominantly low-rise residential neighbourhoods, where single-detached housing is the main built form typology. There are large and expansive parks and open spaces, such as Erindale Park, that interconnect with the campus to form a wider open space network. Elementary and secondary schools, community centers, places of worship, healthcare services, and small businesses are located within these communities, generally along the Dundas Street West corridor.

The community of Erin Mills borders the north and west edges of the UTM Campus. There is a wider range of building and land use characteristics in the areas proximate to the Campus. Residential built form remains predominantly low-rise in this neighbourhood. There is, however, increased residential density across from the UTM Campus along The Collegeway, where there are buildings that range from 11 to 23 storeys in height.

The campus itself maintains a low to mid-rise physical profile, with buildings generally reaching a maximum of 6 storeys tall. There are large areas dedicated for surface parking to accommodate the demand of commuting students, faculty, and staff. UTM is located midway between Highway 403 and Queen Elizabeth Way, with Mississauga Road and Erin Mills Parkway forming linkages from these routes into campus. Transportation to and from the UTM Campus is supported by public transit systems, with Mississauga Transit (MiWay) and Brampton Transit's UTM Express route servicing directly to campus bus stops along Inner Circle Road.

Within the campus, pedestrian walkways link the many groupings of institutional and residence buildings, recreational areas, and service buildings. There is a balance of wide and open settings with tight, clustered structures and uses. Buildings are generally well set back from roads, providing wide pedestrian boulevards. Campus buildings have distinct architectural design. The University of Toronto Mississauga Campus has an engaging, ecology-enriched setting that promotes outdoor learning, health, and well-being.

1.3.2 City of Mississauga Official Plan & Strategic Plan

The City of Mississauga's 2011 Official Plan guides how and where the City will grow. It is required by the Ontario Planning Act to set standards for the review and approval of development in the City, and outline goals and policies to frame its growth trajectory. The goals and policies of the City of Mississauga's Official Plan are intended to be achieved by the year 2031. It is reviewed and updated every 10 years to remain current and to reflect the interests of the City's communities through public consultation.

The Official Plan's policies address the multiple factors that make up city life, including transportation, housing, culture and heritage, the environment, and the economy. Its land use and urban design policies are to be in line with the City's Strategic Plan: Our Future Mississauga, which is the consolidated report from the City's largest community engagement project to date. It outlines the City's Vision Statement as "A place where people choose to be," through five strategic pillars for change: move, belong, connect, prosper, and green. The City is guided by these goals to cultivate sustainable livelihoods and creative, innovative businesses, and to develop a transit-oriented City where youth, older adults, and new immigrants will thrive in complete communities. The Strategic Plan is used to define the City's priorities and goals, direct the City's built environment, prioritize budget and resource allocations, evaluate performance metrics, and direct the Official Plan and Living Green Master Plan, among other applications.

The University of Toronto Mississauga Campus Master Plan must abide by the Official Plan and Strategic Plan in its recommendations and conceptual plans. The Official Plan identifies the UTM Campus as the "University of Toronto Mississauga Special Purpose Area". Special Purpose Areas are considered unique destinations that are of significance to the region and the City of Mississauga. The Official Plan addresses the campus' relationship to the surrounding Residential Land Use context and gives instruction for development to be located and designed with sensitivity toward adjacent residential areas, and with regard for the Mississauga Road Scenic Route policies.

The UTM Campus Master Plan adheres to the intent of the City of Mississauga's Official Plan and Strategic Plan by:

- Creating a long-term plan for the efficient use of land and resources;
- Creating campus design guidance to ensure that the design of built form, open spaces, and transportation connections appropriately transition to adjacent residential areas and sensitive land uses;
- Encouraging sustainable modes of transportation to and through the campus;
- Encouraging environmental sustainability through the protection and enhancement of the campus's natural heritage network, augmenting the existing mature tree canopy, and the removal of invasive species; and
- Improving the sense of place and quality of campus life through an enhanced network of open spaces and amenities that are well connected to campus buildings and transportation options.

1.3.3 City of Mississauga Zoning By-Law

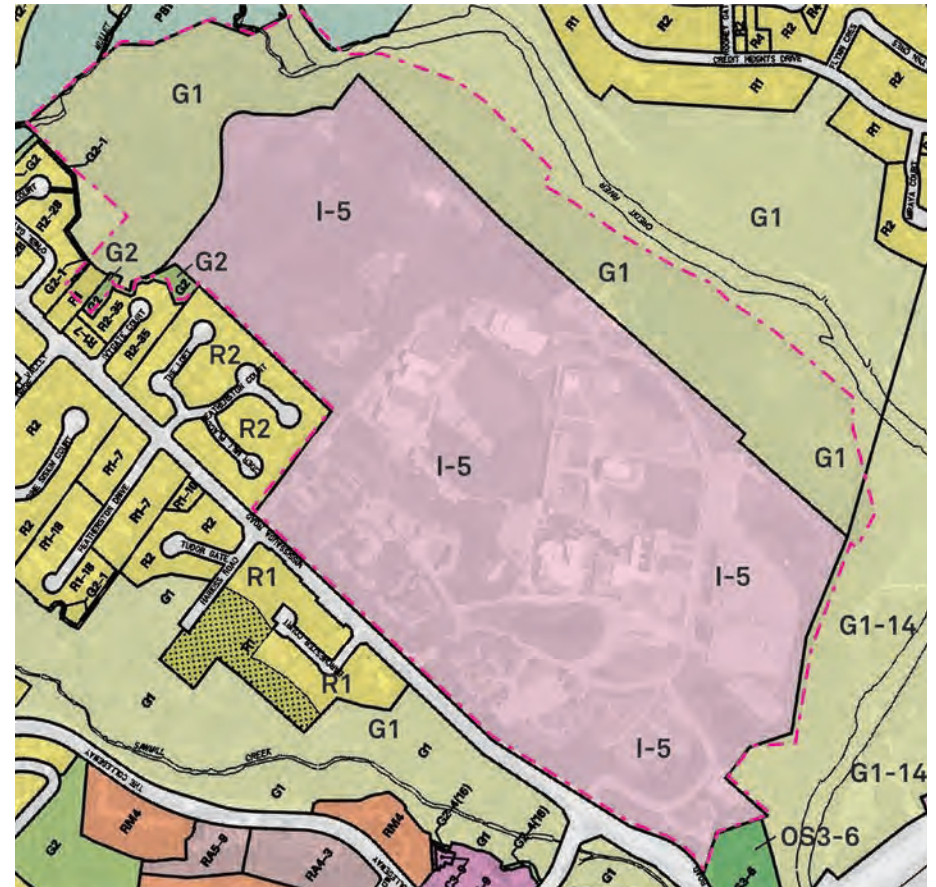
The UTM Campus is subject to City of Mississauga Zoning By-Law 0225-2007, which regulates the use of land, buildings, and structures, and implements the Mississauga Official Plan (2011). The following information represents the content within the Zoning By-Law as of the year 2021.

The Zoning By-Law designates three zones within the UTM property, including Institutional (I-5), Greenbelt – Natural Hazard (G1), and Parkway Belt – Passive Recreation Use or Conservation Use (PB1).

Much of the campus is zoned I-5 Hospital and University/ College, which is the Institutional zone. It allows for large institutional facilities that serve a regional function, in appropriate locations throughout the City. The I-5 category is subject to exception 12.2.3.5.2, which states that a minimum setback of 15.0 metres is required for all buildings and structures from Mississauga Road.

The northern and eastern campus edges contain forests and areas abutting the Credit River, which are zoned primarily as G1 Natural Hazards; a small portion of the campus at the northeast is zoned as G2 Natural Features. Both G1 and G2 are included in the Greenlands zone, which allow a limited range of uses specific to protection from flooding and erosion hazards, and the protection of natural features. Greenlands zone permits trails, passive recreational uses, and parking areas, subject to conditions.

The immediate UTM context includes Residential (R) zones along Mississauga Road and in the surrounding areas, which are primarily low-rise forms. PB1 Parkway Belt Area lies to the north, which allows for passive recreational, and conservation uses. G1 Natural Hazard lands also exist along Mississauga Road. The OS3-6 Cemetery zone exists to the south of the campus, which is associated with St. Peter's Anglican Church.



The UTM Campus is zoned I-5 Hospital and University/ College (pink). Forest and naturalized areas on the north and east of campus are zoned G1 Natural Hazards and G2 Natural Features (light green). Campus boundaries are highlighted.

1.4 Consultation Overview

Campus, community, and public consultation was held throughout the Campus Master Plan project to provide meaningful opportunities for campus users and the broader community to share their vision for the future of the University of Toronto Mississauga Campus. The sessions enabled participants to provide feedback to be considered in the development of master plan recommendations.

The consultation program included the following engagement tools:

- Pop-up campus consultations;
- Digital consultation sessions;
- An online engagement website; and
- Presentations to university advisory committees including the Steering Committee, Campus Affairs, the Executive Committee, and the Design Review Committee.

These varied engagement tools allowed the project team to engage with a range of users including students, faculty, staff, Indigenous Elders and community members, and representatives from the City of Mississauga.



Early campus consultation at a pop-up session.

The following topics were identified during campus consultations:

Sustainability & the Environment

Sustainability and the environment were important themes heard during the UTM Campus Master Plan project. Participants noted that UTM should continue to act as a leader of campus sustainability through the design of the campus. Given the unique natural setting of the campus, participants reinforced the importance of minimizing impacts on existing natural heritage and wildlife, to sensitively integrate new buildings and open space with existing natural areas, and to strengthen land-based learning and ecological educational opportunities.

Mobility

Participants identified the need to promote and improve access to more sustainable and diverse modes of transportation, including public transit and infrastructure for walking and cycling. Congestion was discussed as an element of the campus transportation network that needs to be considered to improve traffic flow and increase efficiency of travel for motorists. A desire to maintain sufficient parking for the campus and to improve the distribution of parking across the campus was also articulated.

Open Space & the Public Realm

The need for improved open spaces and public realm features was discussed. In particular, there is need for a common central open space that is accessible to campus users year-round. The North Field was identified by some users as a desirable site for an improved, accessible open space. Participants identified a need for better outdoor amenities such as study-friendly spaces, comfortable seating, and improved pedestrian connections between open spaces and buildings. A desire for outdoor education spaces was also strongly emphasized.

Indigenous Placemaking & Placekeeping

The Campus Master Plan project benefited from the contributions of U of T's Elder Circle and community members who joined in conversations with the project team. During these discussions, the importance of a welcoming campus environment for Indigenous peoples was reinforced. It was highlighted that facilitating Indigenous spaces on campus, including indoor and outdoor spaces, is important to enabling a strong sense of community. The Campus Master Plan intends to support Indigenous and non-Indigenous people in learning about, sharing, and celebrating Indigenous histories and contemporary experiences.

The following ideas were shared to improve Indigenous placemaking and placekeeping at UTM:

- Include creation stories and traditions in a culturally relevant manner;
- Apply Indigenous languages and naming to spaces, signage, art, and wayfinding;
- Provide access to fire and water elements such as sacred fire circles, existing natural water features, and the creation of new water features; and
- Increase the presence of Indigenous and medicinal plantings.

Contributors voiced a strong need for indoor and outdoor spaces where teaching and learning from Indigenous world views can take place, including areas that can accommodate teachings by U of T's Elder Circle and knowledge keepers. This involves enhancing opportunities for land-based learning on the campus, nurturing the concept of the forest as a pharmacy and place of learning, restoring and protecting the natural environment, and reinforcing the importance of the Credit River to UTM.

2.0 Vision

2.1 Vision

UTM's Campus Master Plan supports the design of sustainable, high-quality buildings and spaces that embrace natural ecological settings; that promote community health, connection, and flourishing; and that enable aspirations in research, teaching and reciprocal civic engagement.

2.2 Guiding Principles

To guide the development of buildings, sites, open spaces, and the public realm, the University of Toronto Mississauga will use a series of principles, organized around three common themes.

Sustainability



Promote Health & Resilience

Construct campus buildings, spaces, and sites that adapt to and mitigate climate change; that promote individual and community health; and that leverage the potential of changing technologies and priorities.



Embrace Ecology

Advance sustainable and sensitively-scaled development that respects UTM's unique natural setting; that appreciate the beauty of the mature tree canopy; and that enable natural transitions between buildings, open spaces, pedestrian connections, and adjacent communities.



Diversify Learning Environments

Create diverse learning spaces that encompass indoor and outdoor settings; that support campus education in sustainability and biodiversity; and that promote the campus' responsible and innovative use as a living lab.

Connection



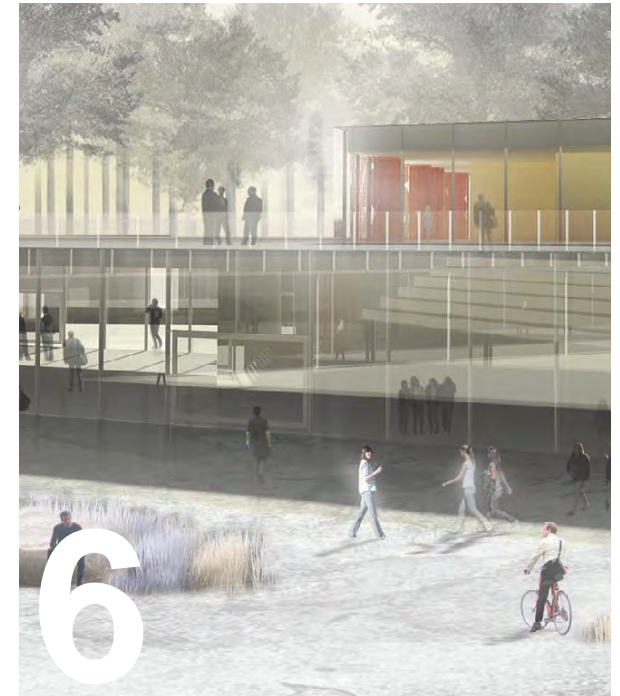
Strengthen Community Synergies

Foster reciprocal community relationships, enabled by improved physical connections between the campus and surrounding areas.



Encourage Multi-Modal Movement

Integrate a campus network that supports multiple transportation options and facilitates cycling, walking, and public transit alongside private vehicle use.



Design Physical & Visual Connections

Connect campus buildings and open spaces physically and visually with high-quality design and through clear lines of sight.

Vitality



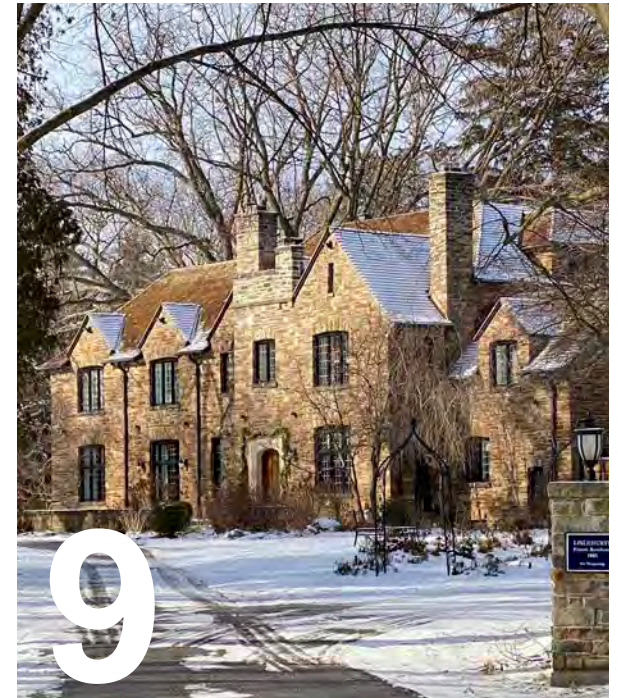
Enable Placemaking

Promote Indigenous and cultural placemaking and placekeeping to acknowledge the land's peoples and histories, and to create a welcoming home for students, staff, faculty, and the broader community.



Empower Vibrant Experiences

Develop a mix of accessible spaces, including academic buildings, social commons, university housing, ancillary retail opportunities, and research and innovation hubs, which enhance the campus' dynamic mission, foster a vibrant public realm, and enhance individual and group activities.



Respect Cultural Heritage Value

Preserve the campus' living legacy, with cultural heritage buildings and landscapes valued as catalysts for understanding, development, and revitalization.



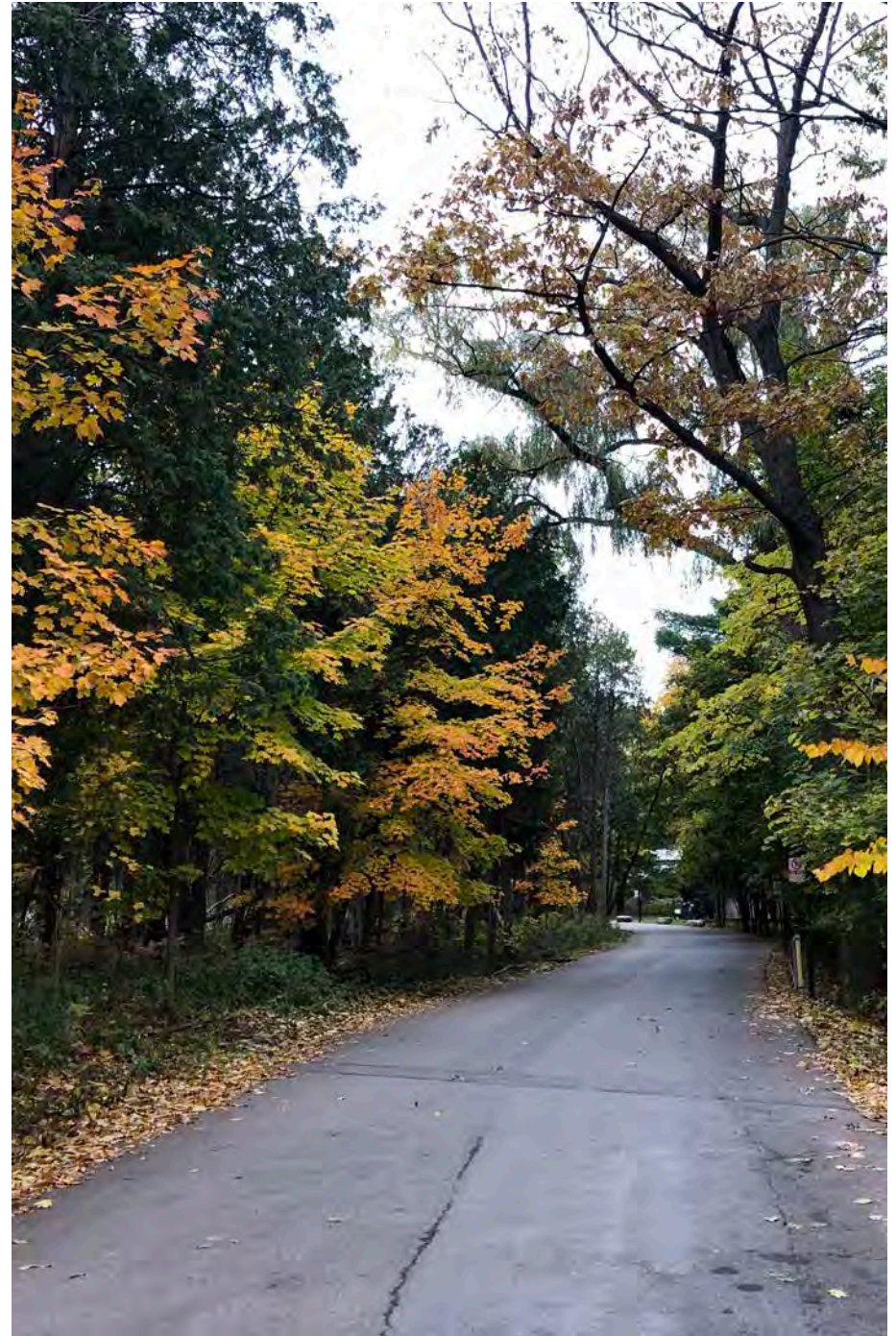
3.0 Design Framework

The Design Framework establishes the campus-wide structuring elements for the University of Toronto Mississauga Campus.

3.1 Campus Ecology

UTM contains a diverse and varied ecology comprised of natural and cultural communities, and those used by humans (anthropogenic communities). These include thickets, meadows, swamps, forests, and other wooded lands in addition to streets, buildings, and open spaces. The campus is buffered by natural areas associated with the adjacent Credit River, Missinnihe in Eastern Ojibwa, which provides habitat to numerous species of native plants and wildlife.

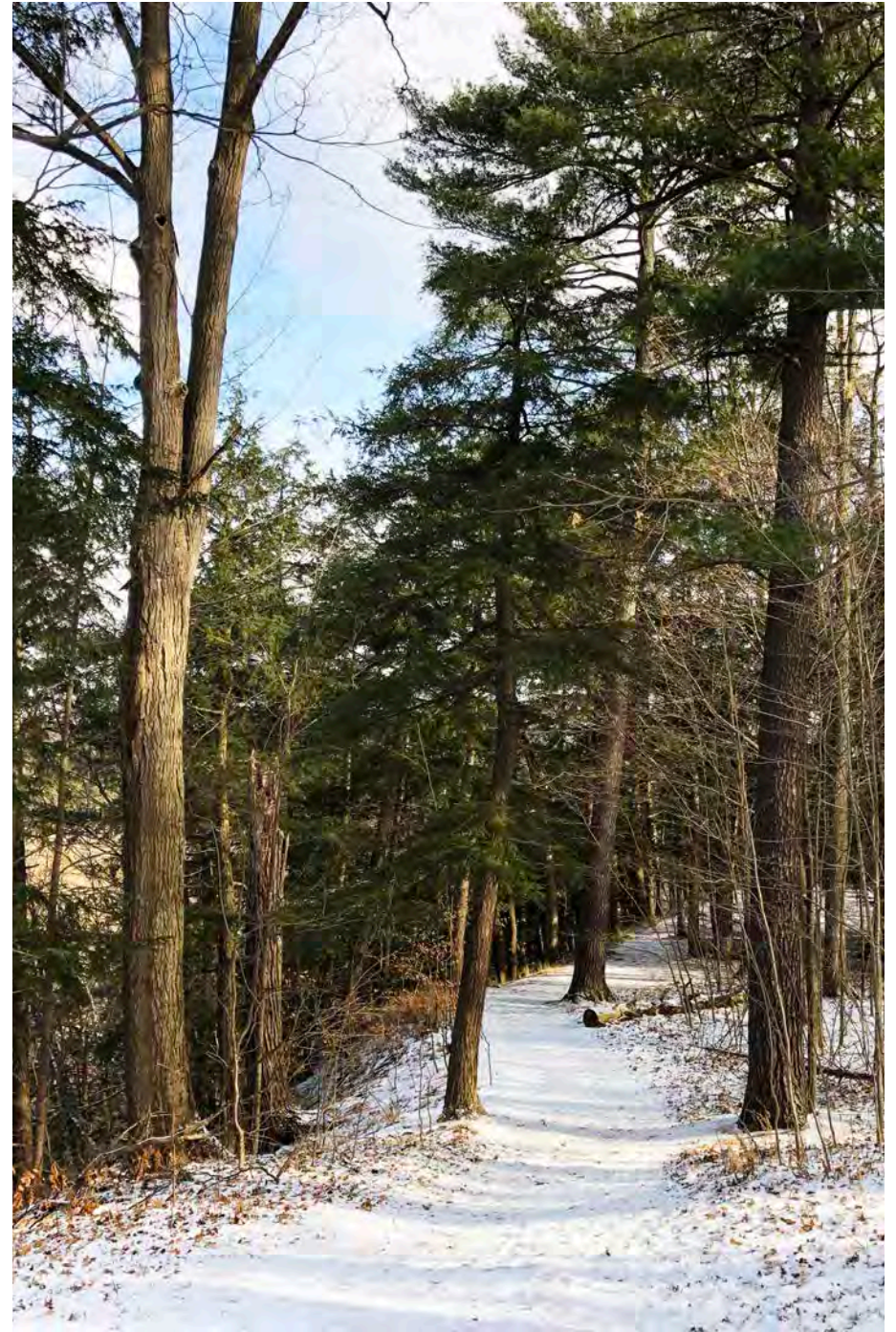
There is an abundance of high-quality native trees, numerous significant vegetative species (such as ‘*Juglans cinerea*’ or Butternut), and a range of wildlife including mammals (from white-tailed deer to various bats), birds, amphibians (frogs and salamanders), and fish in the Credit River.



View looking north along Principal's Road.



View of pond along Principal's Road.



View of Nature Trail access point near Lislehurst.

The environmental significance of vegetative communities on the UTM Campus is described through the following four categories.

1. High Conservation Priority Natural Heritage Features

Landscapes that have significant natural features and/or functions that are sensitive to change. Development would cause negative impacts that cannot be mitigated or compensated for, representing a permanent loss or reduction in the value of the feature.

2. Natural Heritage Supporting Features

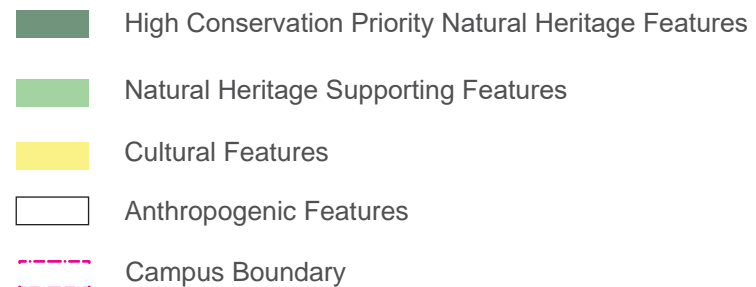
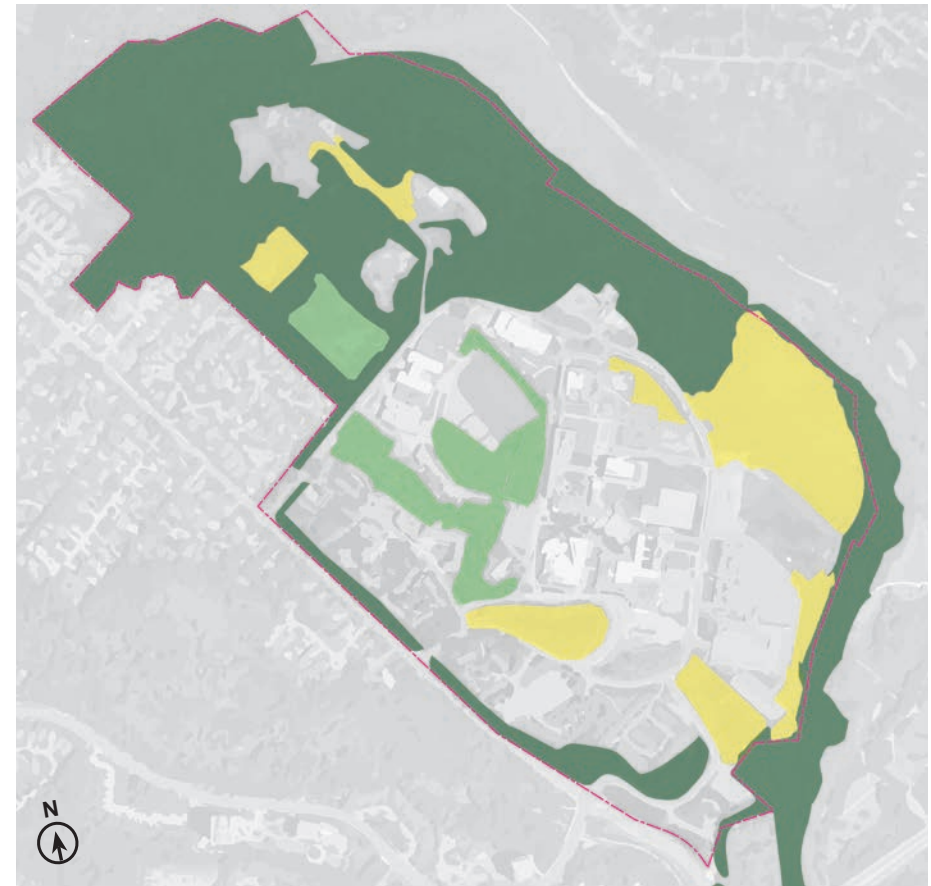
Landscapes with significant natural features and/or functions but that are less sensitive to change. Site-specific mitigation and compensation strategies may be possible to balance a development opportunity with an ecological net gain scenario.

3. Cultural Features

Landscapes that have been used by humans. They currently have limited natural heritage function but could be improved with site-specific restoration and enhancement strategies. For example, native species plantings, invasive species removal, canopy increases, pollinator gardens, permeable paving, green roofs, bioswales, rain gardens, and/or green infrastructure.

4. Anthropogenic Features

Areas that are deemed as 'human landscapes', which include developed lands with buildings, roads, parking, servicing, and other infrastructure.

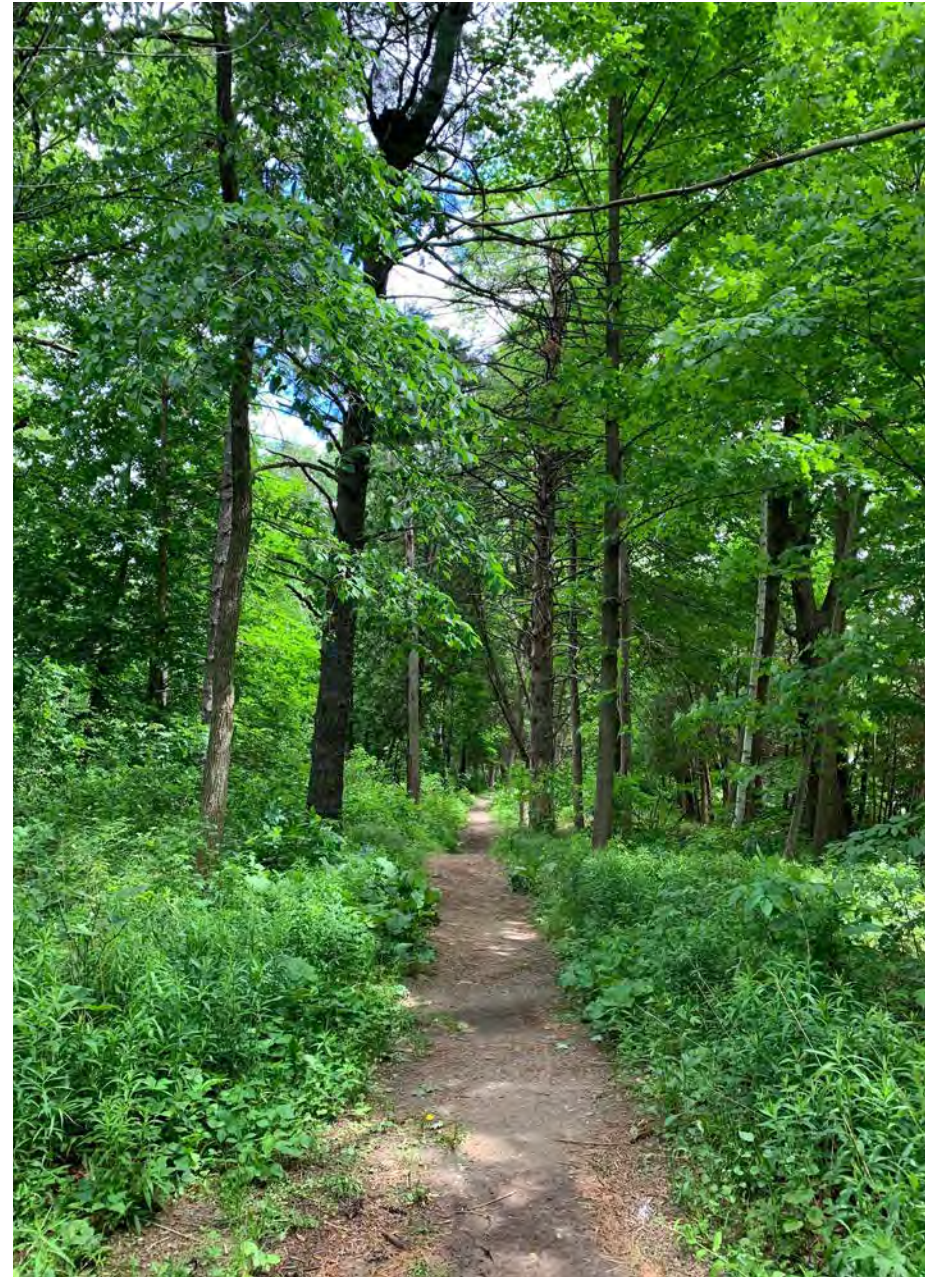


An Integrative Ecology Approach for UTM

Development on the UTM Campus should be informed by an ecologically sensitive approach that supports and enhances UTM's natural setting along the Credit River Valley. UTM's ecological setting is a unique, defining element of the campus that should be leveraged, enhanced, and protected to maintain the existing ecological function of the campus and adjacent natural areas, including forests and the Credit River. Future development at UTM should pursue opportunities that enhance the existing campus ecology and improve the interface between campus spaces and natural areas. These special places are important as educational tools and space for repose and reflection. Future development should be strategic in the siting and design of buildings, open spaces, public realm elements, and connections, to ensure that:

- Anthropogenic lands are prioritized for development.
- Development areas are studied to minimize impacts to the remaining natural woodlands and wetlands on campus.
- Adverse impacts to sensitive environmental lands and associated wildlife, flora, and fauna are minimized.
- Maintaining tree cover on the campus remains a priority.
- Appropriate transitions, buffers, and views to adjacent sensitive environmental lands are applied.
- Opportunities to enhance sites through native species plantings or invasive species removal are considered.

Although this Campus Master Plan has documented the campus ecology, ecological systems are not static and will continue to evolve over time. A field or open area today may become a forest in five years through succession, which could change the status of a site-specific feature and the associated feasibility of development. As new development is considered on the UTM Campus, detailed site analyses should be undertaken to evaluate a specific site's ecology at the time when new development is proposed.



View of existing campus forest trail.

3.2 Cultural Heritage

The UTM Campus lands are within the ancestral territories of multiple Indigenous groups. Prior to European settlement, the north shore of Lake Ontario was used as a meeting place and point of trade for Indigenous communities further inland to the north (Anishinaabe), south and east (Haudenosaunee), and west (Huron-Wendat). The shores of Lake Ontario were rich fishing grounds used by different groups on seasonal rounds, and rivers were used to access inlands. Intense fur trade rivalries, primarily between European powers, brought Indigenous allies into conflict. In response, the Iroquois Confederacy (Five Nations, Haudenosaunee) and the Confederation of the Ojibwe (Mississaugas) created the One Dish One Spoon Wampum, an agreement to peaceably share resources of the Great Lakes territories and regions.

First Land Purchases

The Toronto Purchase (1805) and Head of the Lake Purchase (1806) were the first purchases of land in the Toronto/Mississauga region by the British. Notably, the UTM Campus lands were not included in these purchases, as the Mississaugas retained control of rivers and creeks. Treaties 22 and 23 (1820) granted creek and river lands to the British. Treaty 23 covers the UTM Campus lands, and it set aside a portion of lands for the Mississaugas. Following the 1800s purchases, the Mississaugas established a village and centre for community at the present-day site of the Mississauga Golf and Country Club, down river from the current UTM Campus lands. By 1847, many Mississaugas had left the area for lands near the Six Nations reserve, what is now Brantford, Ontario, where they established a new settlement for their community. This became known as the Mississaugas of the New Credit First Nation. Numerous modern land claims have been made since to reclaim the Mississaugas' ancestral territory.

The Early Erindale Campus

The UTM Campus straddles two plots of land in what became known as Erindale, which were owned in the 19th century by the Schreiber and Sprowl families. In the 1870s, a public school was established in Erindale at the south end of the UTM Campus lands. Around the same time, the Schreiber family established their country estate to the north. The Schreibers built multiple structures including the current Artist's Cottage (built c.1877), now the Forensic Anthropology Field School, and Lislehurst (built in 1885). In the 1920s, Erindale Public School, now Alumni House, replaced the earlier school. Prominent Hamilton businessman Reginald Watkins purchased the Schreiber estate and renovated Lislehurst in the 1930s.

UTM's emergence as a campus was shaped by a period of significant regional expansion, changing attitudes toward higher education, and modern planning and design. The University of Toronto's decision to develop additional colleges on the eastern and western portions of Toronto- Erindale and Scarborough- marked a new phase in the institution's history, responding to Toronto's suburban growth and projected future enrollment.

The University of Toronto purchased the former Schreiber estate in 1963, eventually amassing 225 acres along the west bank of the Credit River for the Erindale College campus. The campus core was situated on the ridge of a former gravel quarry, set back from the river. Subsequent development has reinforced the initial planning objective to respect the natural features of the UTM Campus.

Progressive Campus Master Plans

The initial development of the UTM Campus reflects the era's progressive campus planning approaches, which emphasized incremental growth, respect for and response to site topography, pedestrian comfort, and communal meeting spaces.

Starting with John Andrews' draft campus master plan in 1967 and its adaptation by Margison and Moriyama, numerous master plans have shaped the UTM Campus. The megastructure-oriented plan set out the initial development of Moriyama's South Building (now the William G. Davis Building) and the Outer Circle ring road. The Brutalist form and style, and the megastructure approach to the South Building, represent key planning and design legacies of the 1960s.

Notwithstanding decades of ad-hoc early development and rapid 21st century growth, the original campus framework remains legible, comprising a megastructure surrounded by a ring road, integrated with the natural environment.



Early campus development (circa 1972) included the South Building, the current theatre building, and the former North Building, bounded by Outer Circle Road.

Existing Heritage Recognition

The UTM Campus is recognized as a cultural heritage landscape within the City of Mississauga. In Ontario, cultural heritage landscapes are defined under the Provincial Policy Statement as areas with cultural heritage value or interest.

Designated Heritage Buildings

Two buildings on the UTM Campus are designated under Part IV of the Ontario Heritage Act:

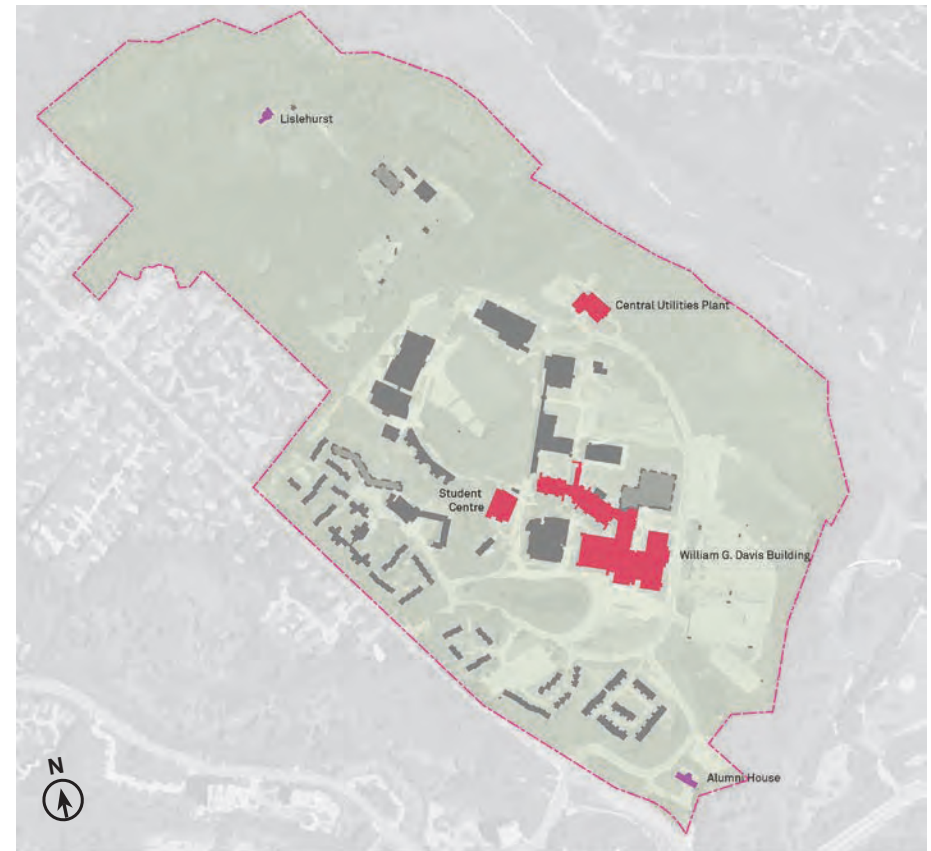
- Lislehurst (Principal's Residence), a Tudor Revival house built circa 1885; and
- The old Erindale Public School (Alumni House), a Georgian Revival school built in 1922.

Listed Heritage Buildings

Three buildings on the UTM Campus are 'listed' on the City of Mississauga's Heritage Register. These structures have been listed because they may have cultural heritage value or interest. They have not yet been reviewed for designation under Part IV of the Ontario Heritage Act.

Listed buildings include:

- Erindale College South Building (the William G. Davis Building), a Brutalist megastructure built in 1971;
- The Central Utilities Plant, a Brutalist structure built with the South Building in 1972; and
- The Student Centre, a post-modern institutional structure built in 1999.



- Listed Buildings
- Designated Buildings (Part IV)
- Cultural Heritage Landscape
- - - Campus Boundary

Campus Character

Three cultural, physical, and functional themes have shaped the UTM Campus and defined its current character and identity.

Ecological Setting

UTM's natural setting attracted human settlement and land use, and influenced the origins and evolution of the UTM Campus. This theme contributes to the current character of the UTM Campus through the siting and design of buildings and open spaces in response to pre-existing topography and natural features, the human-made and conserved natural features including ponds and woodlands, and the vistas and linkages to the Credit River Valley.

Institutional Expansion

UTM's emergence was shaped by a period of significant regional expansion, changing attitudes toward higher education, and modern planning and design. This theme contributes to the current character of the UTM Campus through the landmark Central Utilities Plant with its soaring chimney, and the Davis Building with its asymmetrical horizontal massing, sculptural forms, and robust material palette, which informed the design of subsequent campus architecture. The bold designs, materiality, and range of styles of the central buildings and public realm reflect architectural innovation. They also respond to the original campus vision which emphasized an ecological approach to development, interconnected circulation, multi-functional spaces, and flexible expansion.

Modern Master Planning

Starting with John Andrews' draft campus master plan and its adaptation by Margison and Moriyama, numerous master plans have shaped the UTM Campus. This theme contributes to the current character of the UTM Campus through its multi-purpose framework. It influenced the layout of the Davis Building and its physical connections to later buildings, the separation of vehicular and pedestrian circulation, the pattern of developing pedestrian linkages, sensitive infill, large-scale open spaces, and the siting of student housing within a five-minute walk from the Davis Building.

Future Evolution

Since UTM is identified as a cultural heritage landscape, the City of Mississauga Official Plan requires that a Heritage Impact Assessment (HIA) be undertaken as part of any development application within the UTM Campus. The HIA must demonstrate how the proposed development conserves the cultural heritage value of the identified cultural heritage landscape.

Site plan applications, Official Plan amendments, and zoning by-law applications that affect designated built heritage properties typically require an HIA. The HIA must demonstrate how the proposed development conserves the cultural heritage value of designated structures within or adjacent to the development.

Key Heritage Considerations

Development on the UTM Campus should be informed by its current character as an expression of the University's dynamic, complex, and evolving programmatic needs.

To ensure that UTM's heritage value continues to balance stewardship with continual renewal, new campus development should aim to:

- Maintain and enhance UTM's location within the Credit River Valley and its extensive network of green spaces by connecting the university to those natural landscapes.
- Maintain and enhance the legibility of the UTM Campus as an evolved area within Mississauga that takes inspiration from the Modernist principles of the original Erindale College vision.
- Maintain and enhance the character of the original Erindale College development area as a place of innovative architectural and landscape design, and pedestrian circulation.
- Improve connections between developed areas and UTM's natural setting via pathways, public realm enhancements, and visual relationships.
- Maintain and enhance the contextually sensitive character of development along Mississauga Road and the importance of the ecological setting, through thoughtfully integrated redevelopment that respects natural heritage and mature trees.
- Conserve the character-defining elements of recognized heritage resources including Lislehurst (Principal's Residence), Alumni House (Old Erindale School), the William G. Davis Building, the Central Utilities Plant, and the Student Centre.
- Maintain and enhance the visual prominence of the William G. Davis Building (Erindale College South Building), through considerations including siting, visual relationships, height, and materials.
- Enhance public understanding and connections to the tangible and intangible cultural heritage value of the UTM Campus and its lands in new and experiential ways, through interpretation initiatives that explore cultural heritage through a contemporary lens. Interpretation initiatives can be temporary or permanent, large or small, and they can be integrated with other programmatic goals including landscape revitalization, signage and wayfinding, and public art initiatives.



View of the South Building (now the William G. Davis Building) and Wilson Pond, circa 1971.

3.3 Transportation

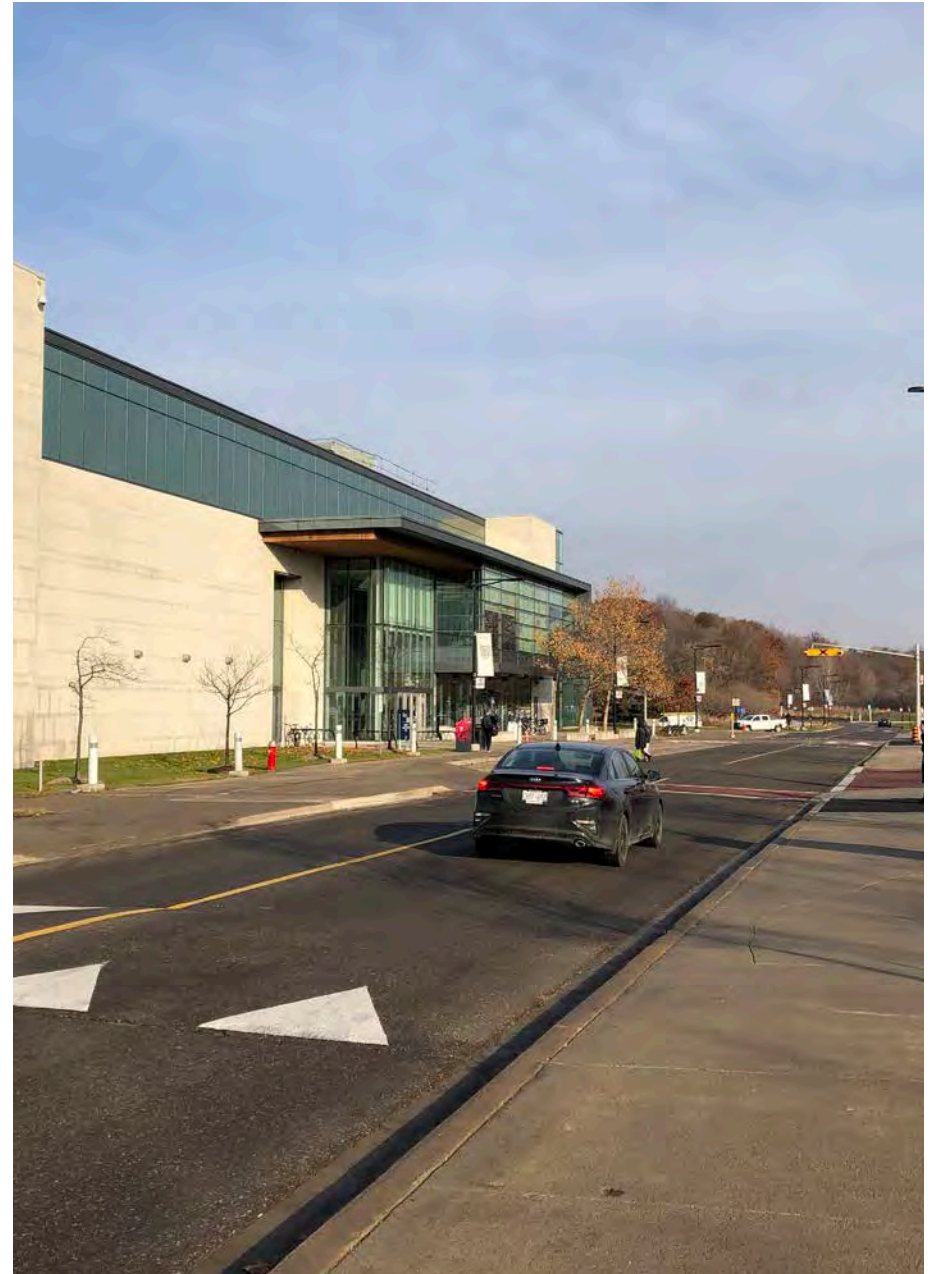
There are three vehicular entryways into the UTM Campus from the campus edge along Mississauga Road, leading to the campus streets of Outer Circle Road (the north and middle entrances) and the Collegeway (the south entrance). Outer Circle Road circumscribes the entirety of the campus and defines the core campus area from its outer edges. Smaller campus streets include Residence Road, Inner Circle Road, and Principal's Road.

The majority of parking on the UTM Campus is concentrated along the southern portion of campus, and includes surface parking areas, one large structured parking area, and one underground parking area. Other small surface parking lots are dispersed throughout the campus.










Middle Road forms the primary east-west pedestrian connection throughout the core of campus. The 'Five Minute Walk' also provides a continuous north-south pedestrian connection through the core. A number of smaller pedestrian pathways exist throughout the campus.

The campus currently contains a multi-use path along a portion of the Collegeway; the remainder of the campus does not contain formalized bicycle routes.

The UTM Campus is served by Mississauga Transit (MiWay) and Brampton's Transit's UTM Express route from campus bus stops along Inner Circle Road. Shuttle bus service is provided to the University's St. George Campus in front of the Instructional Centre, and a shuttle to Sheridan College is located in front of the Maanjiwe nendamowinan building.









Outer Circle Road, adjacent to the RAWC, is one key campus arrival point.

-  Vehicle Entrance
-  Vehicle Two-Way
-  Vehicle One-Way
-  Pedestrian Street
-  Multi-use Path
-  Passenger Pick-up / Drop-off
-  Existing Campus Shuttle Stop
-  Existing Public Transit Bus Stop
-  Campus Boundary



Existing transportation conditions on the UTM Campus.

-  Campus Boundary
-  Parking Lot
-  Campus Parking Lot
-  Motorcycle Parking
-  Carpool Parking
-  Zipcar Parking



Existing Parking on the UTM Campus.

A Multi-Modal Transportation Approach

Opportunities to improve the transportation network on the UTM Campus should be explored to improve efficiency, safety, and the comfort of users. Future transportation improvements to the UTM Campus should facilitate a multi-modal network that supports a range of transportation options to and through campus, improving access to transit, cycling, walking, and ride share, while continuing to accommodate private vehicle use.

Transportation improvements should assign a high priority to “the first and last mile” by increasing the efficient movement of pedestrians throughout campus, including a more refined path network and more direct and continuous north-south and east-west routes. Improved pedestrian connections between the core and periphery of campus should also be explored.

Improvements should focus on sustainable modes of transportation and reducing vehicular congestion on campus streets. This includes better access to public transit, strengthened active transportation infrastructure for walking and cycling, and optimized internal streets, parking locations, and pick-up/drop-off areas.

Campus Street Improvement Opportunities

Using a multi-modal transportation approach to redevelop Outer Circle Road on the UTM Campus will improve the safety, efficiency, and comfort of motorists, pedestrians, and cyclists, and those using mobility devices.

















Road improvements include creating dedicated cycling lanes, upgrades to the public realm and landscaping, and adding more pick-up and drop-off areas on campus. Improved beautification of the street and public boulevard will be achieved through updated furnishings, lighting, landscaping, tree planting, and boulevard paving.

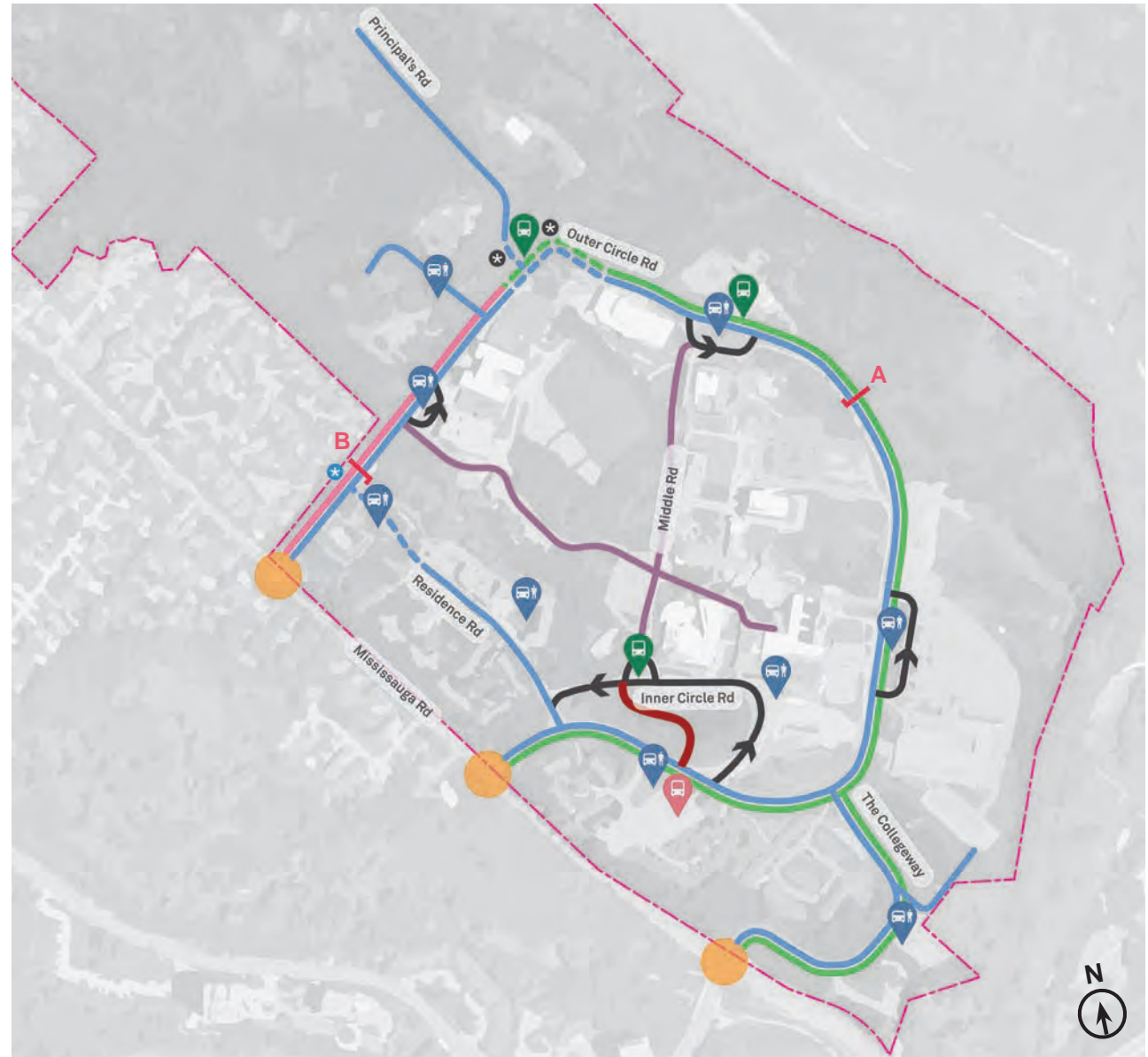
The northern and eastern portions of Outer Circle Road abut sensitive high preservation priority natural areas. Road improvements should strive to minimize or prevent encroachment into the treed edge along the outer edge of Outer Circle Road.

Where possible, encroaching into the inner edge of the street to widen the public boulevard and improve street design as part of future campus development should be considered. Encroachment into the inner edge of the street is recommended before encroachments into the forest edge.

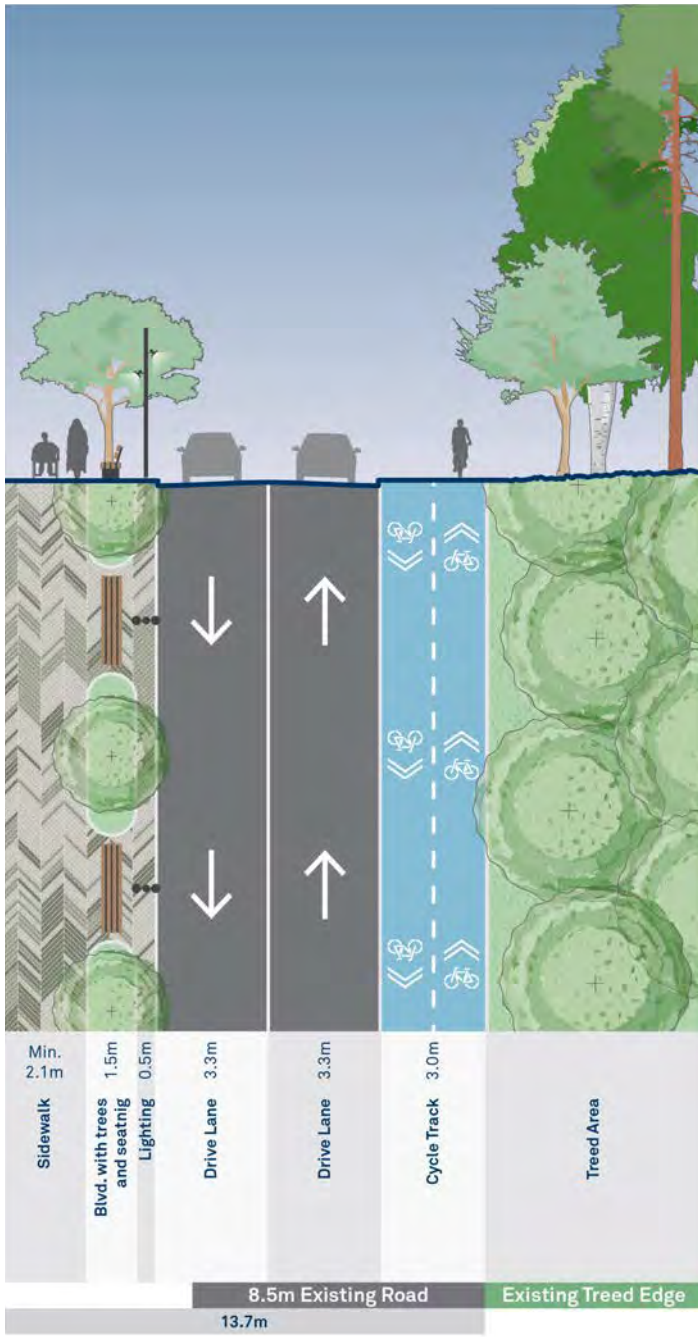
Maintaining two-way vehicular travel is recommended for the majority of the campus. However, opportunities for one-way vehicular travel on the east side of campus may have potential benefits, to be considered, from the Recreation, Athletics & Wellness Centre (RAWC) along Outer Circle Road counter-clockwise to Principal’s Road.

Potential Transportation Solution: Two-Way

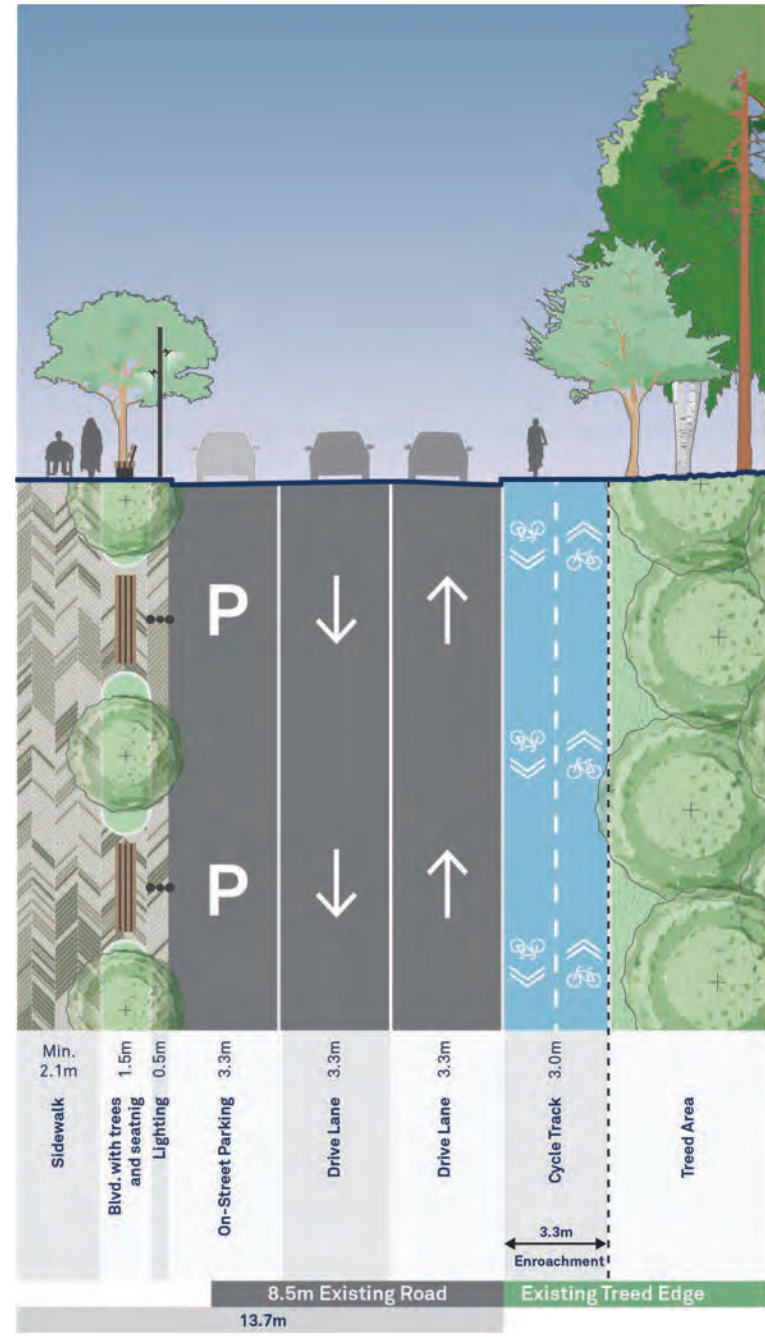
-  Vehicle Entrance
-  Vehicle Two-Way
-  Vehicle Two-Way (Potential Future Road Alignment)
-  Vehicle One-Way
-  Cycle Track
-  Cycle Track (Potential Future Road Alignment)
-  On-Street Bike Lanes (both sides)
-  Pedestrian Street
-  Pedestrian Bridge
-  Passenger Pick-up / Drop-off
-  Potential Public Transit Hub Location
-  Campus Shuttle Stop
-  Road realignments subject to environmental study
-  Road realignments subject to further study
-  Street section cut locations
-  Campus Boundary



Potential transportation solution showing a predominantly two-way vehicular circulation system with a new cycle track along Outer Circle Road and the Collegeway. The cycle track transitions to on-street bicycle lanes along the north side of Outer Circle Road on both sides of the road to acknowledge narrower right-of-way widths.



Section A, Option 1: Example of a potential two-way street section looking north along Outer Circle Road at the Instructional Centre.

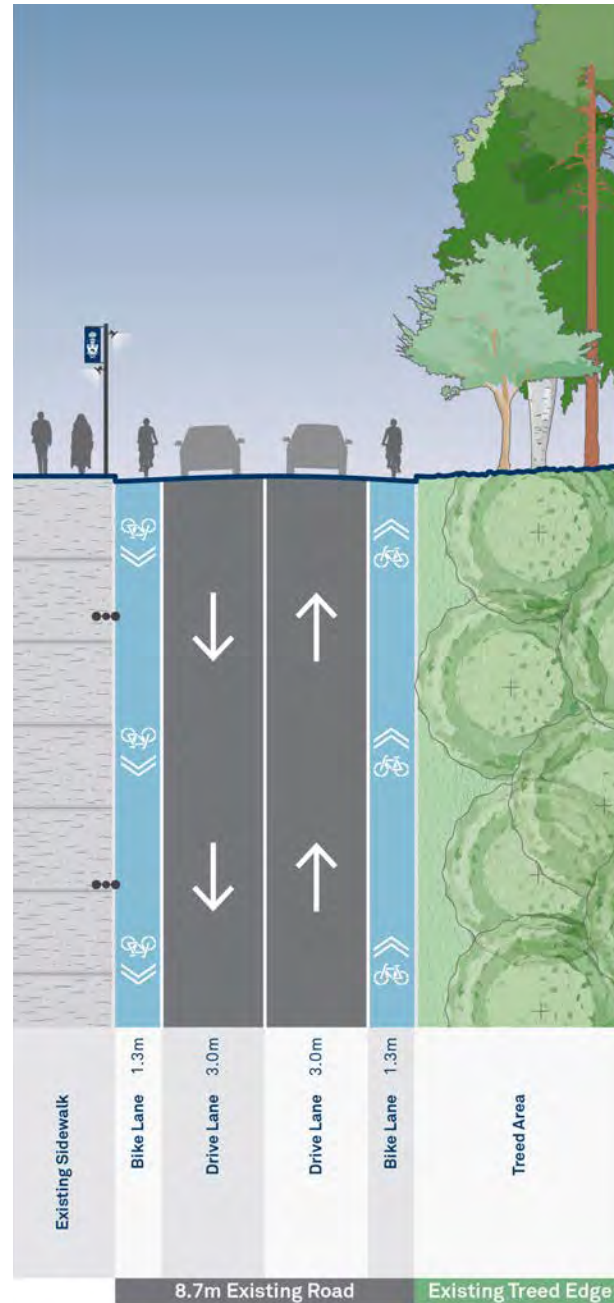


Section A, Option 2: Example of a potential two-way street section looking north along Outer Circle Road at the Instructional Centre, which incorporates on-street parking along the inner curb.

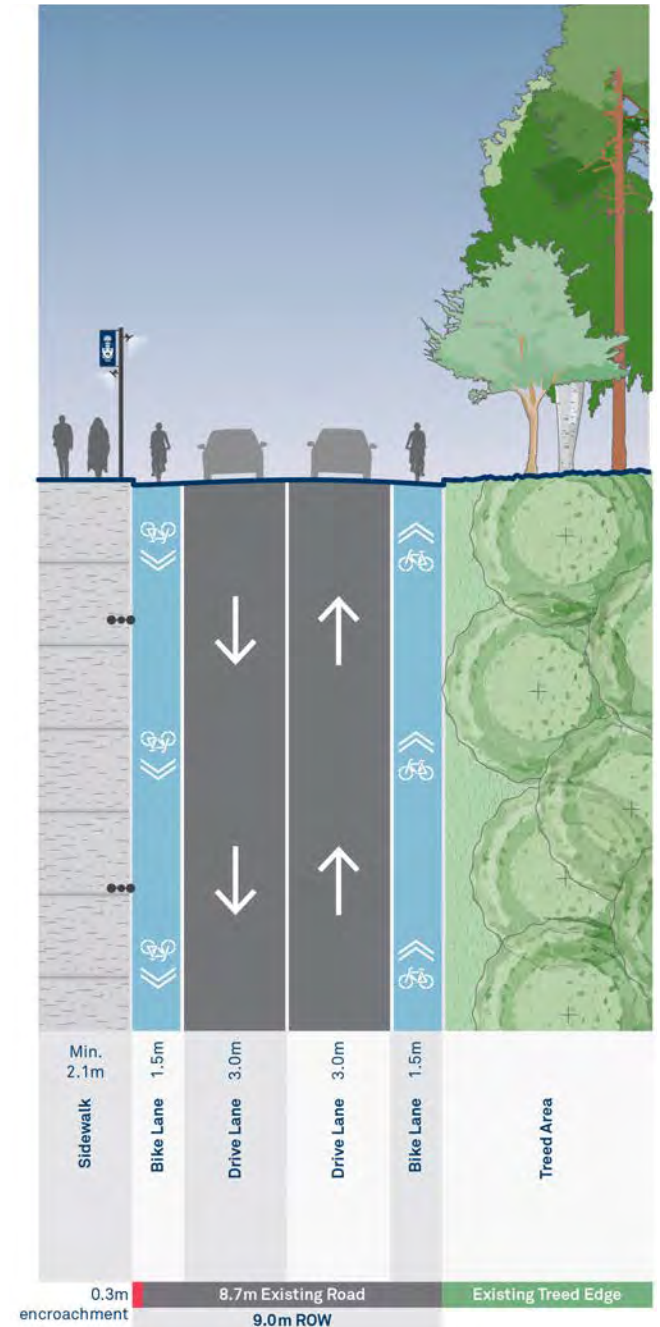
Two-way vehicular movement and on-street bike lanes are recommended along the north end of Outer Circle Road, west of Principal's Road.

Various options are possible for developing this road network. The ultimate configuration of this portion of the right-of-way will depend on whether the existing right-of-way widths will be used or whether there are opportunities to expand the right-of-way into the inner curb as future development occurs.

The following sections identify potential future right-of-way options along this portion of Outer Circle Road.



Section B, Option 1: Two-way vehicular movement and narrow on-street bike lanes using the existing right-of-way width.



Section B, Option 2: Two-way vehicular movement and wider on-street bike lanes are possible by encroaching into the inner curb.




















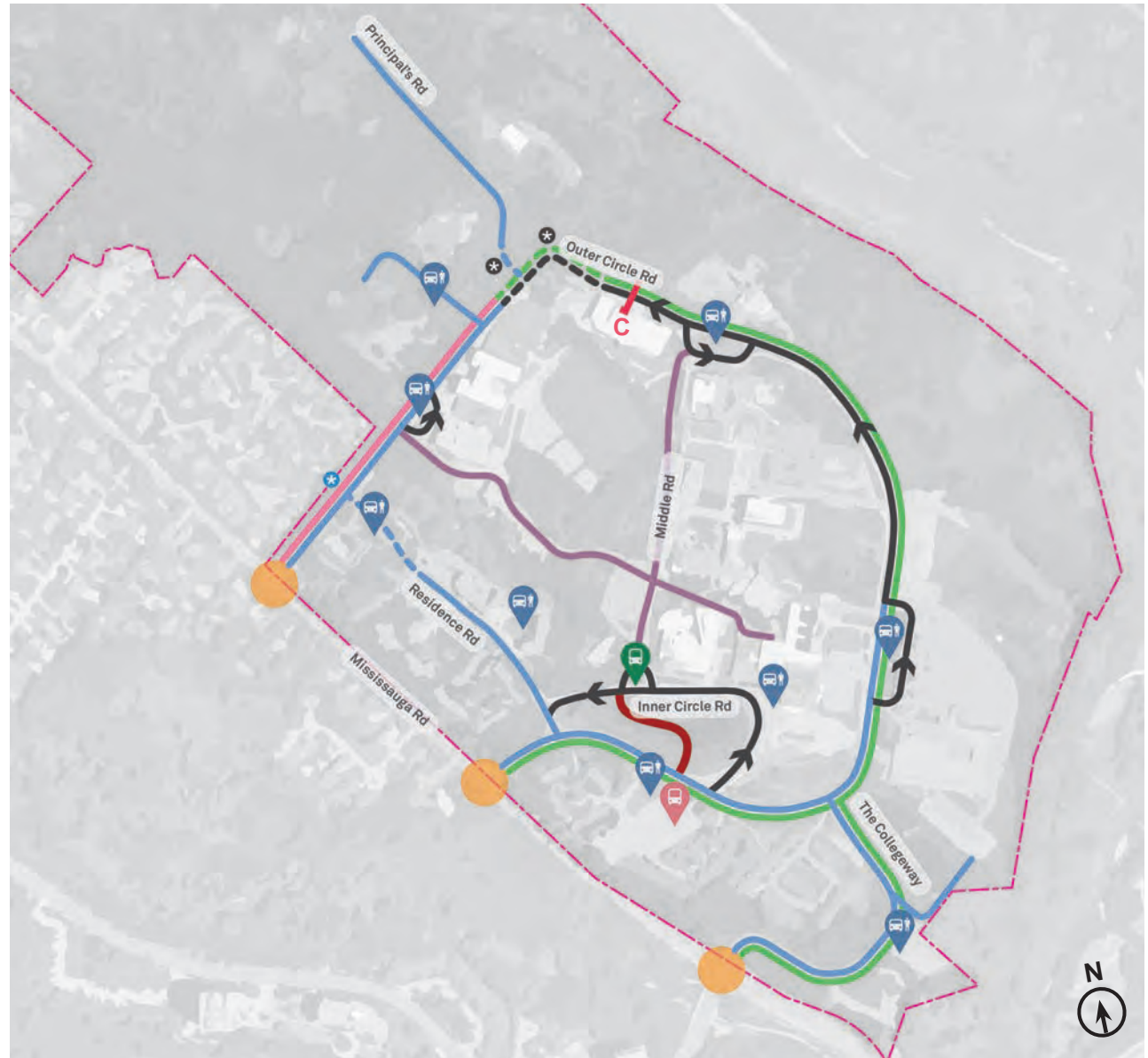
View along Outer Circle Road, looking north from the Instructional Centre.



View of the north side of Outer Circle Road, looking west from Principal's Road.

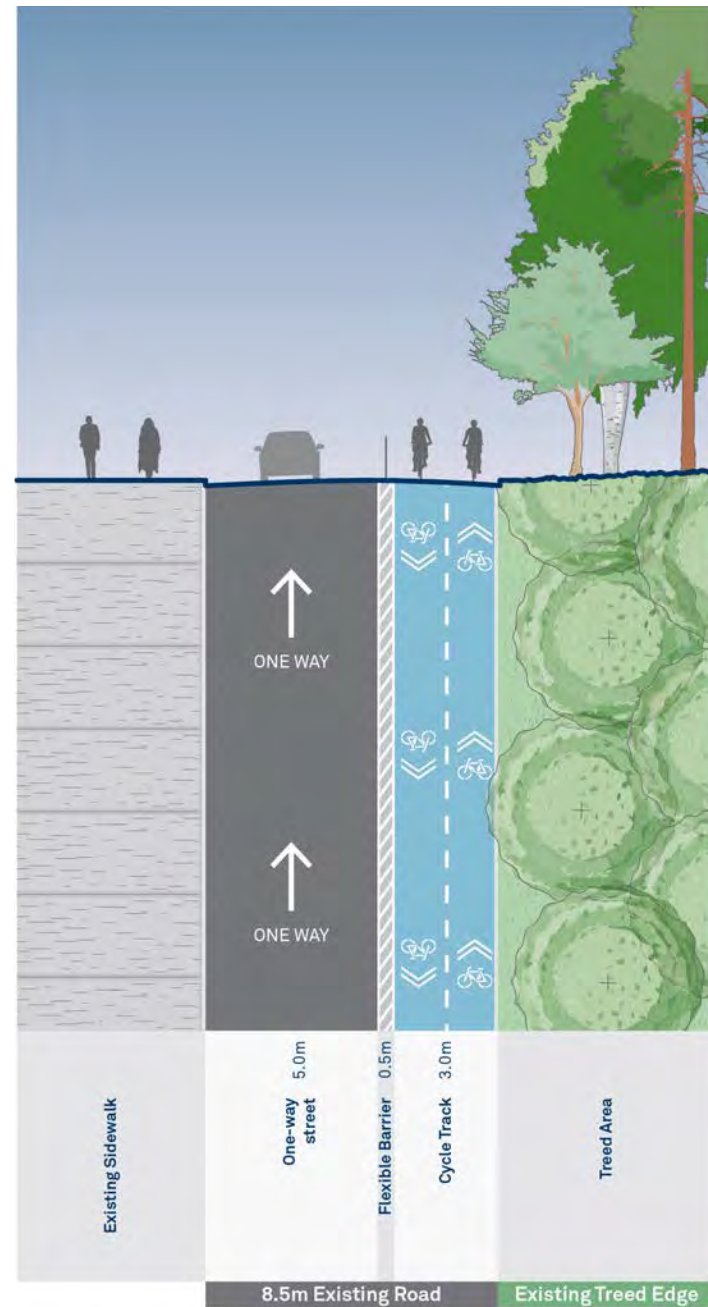
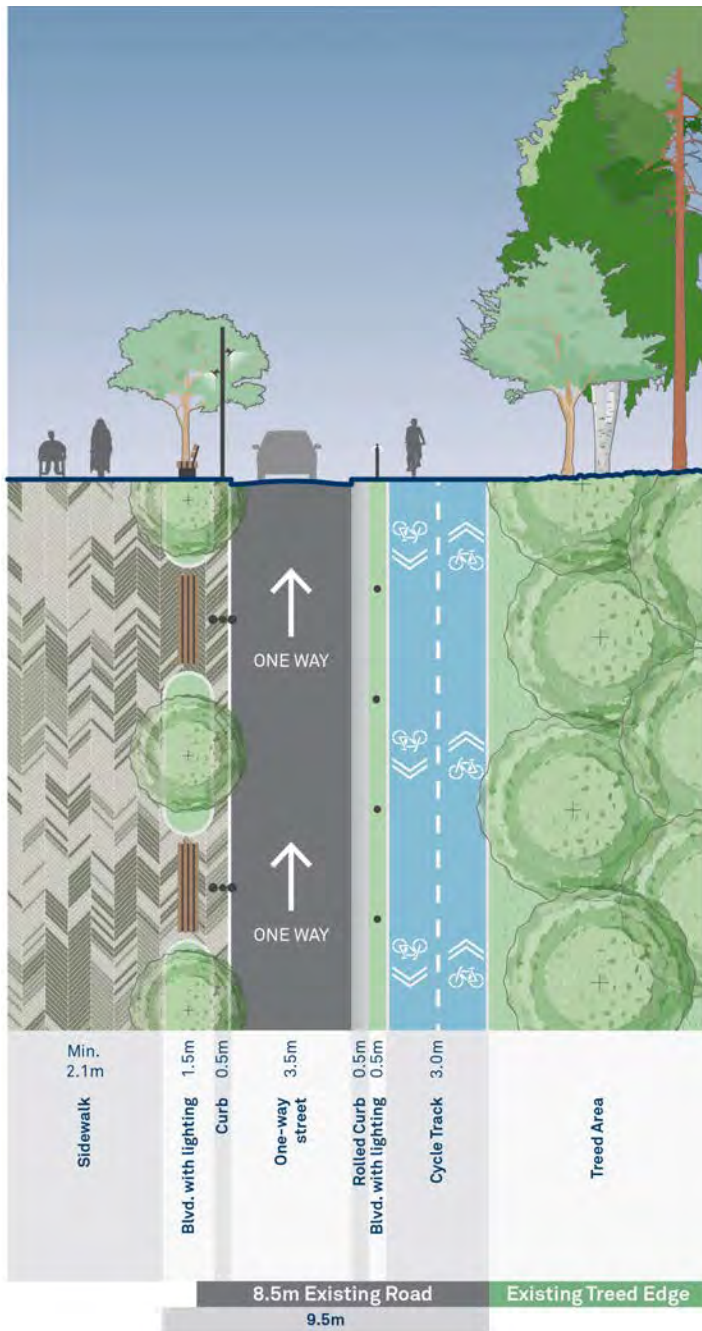
Potential Transportation Solution: One-Way

-  Vehicle Entrance
-  Vehicle Two-Way
-  Vehicle Two-Way (Potential Future Road Alignment)
-  Vehicle One-Way
-  Vehicle One-Way (Potential Future Road Alignment)
-  Cycle Track
-  Cycle Track (Potential Future Road Alignment)
-  On-Street Bike Lanes (both sides)
-  Pedestrian Street
-  Pedestrian Bridge
-  Passenger Pick-up / Drop-off
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-  Campus Shuttle Stop
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Potential transportation solution showing a predominantly two-way vehicular circulation system with a new cycle track along Outer Circle Road and the Collegeway. The cycle track transitions to on-street bicycle lanes along the north side of Outer Circle Road on both sides of the road to acknowledge narrower right-of-way widths.

A portion of Outer Circle Road is shown as a one-way vehicular condition from the RAWC Building counter-clockwise to Principal's Road.



Section C: Example of a potential one-way street section along the eastern portion of Outer Circle Road looking north from the Instructional Centre (on left), which could be tested through a pilot program using the existing right-of-way (on right).

Proactive Parking Management

Parking is currently concentrated on the south side of the campus. Peak parking lot utilization currently exists in the southern parking areas, in particular the Communication, Culture, Information & Technology (CCT) lot, and P4, P8 and P9 parking lots, which are used to full capacity.

It is recommended that as new development and redevelopment at UTM occurs, a proactive parking management approach is implemented that maintains the total existing parking supply. This approach assumes that new trips to the campus will be mostly accommodated by public transit and/or active transportation, which would increase non-vehicle mode share currently experienced at UTM. This is the ideal parking management scenario for UTM to promote and increase sustainable transportation alternatives to single occupant vehicle use.

As new development occurs on the UTM Campus, opportunities to decentralize parking and spread it out more evenly across the campus should be explored, concurrent with improvements to the quality of the public realm and overall campus design. Future development at UTM should try to integrate parking areas within building envelopes and preferably underground, depending on ecological sensitivities or other site-specific constraints, recognizing that there will be significant financial barriers.

The creation of new surface or structured parking lots should be minimized where possible, although there are circumstances where they may be required. Small segments of on-street parking along portions of Outer Circle Road may also provide additional parking opportunities as needed on an interim or long-term basis.



Recommended long-term parking strategy for UTM concurrent with site redevelopment opportunities, with key parking sites identified.

- Short-Term Opportunities (By 2025-26)
- Mid-Term Opportunities (By 2035-36)
- Long-Term Opportunities (2036+)
- Buildings in Design Development and subject to change
- * Road realignments subject to environmental study

The increase in multi-modal options on campus may be accommodated in large part through a future consolidated transit hub. Improvements to cycling and active transportation infrastructure to and through the campus should be pursued. UTM should also consider campus-specific targets for electric vehicles for existing and new parking spaces to meet best practices in parking standards.

Loading & Servicing

Loading and servicing requirements for UTM should be reviewed for each site to inform loading needs (e.g. size of deliveries and trucks, number of loading spaces), but a consolidated loading area could address the needs of multiple sites to reduce congestion, allow for more efficient site design, and utilize more efficient first and last miles such as cargo bikes (if feasible, depending on the delivery). Wherever possible, scheduling deliveries to off-peak times, would provide significant relief and may be a practical solution.

Consolidated Shuttle Bus & Public Transit Hub

Improving transit user access and comfort will encourage and increase the use of public transit to the UTM Campus. Currently, all local transit stops and shuttle bus stops at UTM are distributed across the campus with insufficient waiting areas to accommodate users.

Future campus development should consider consolidating all existing shuttle bus stops and public transit stops to improve the user experience and create complementary facilities, such as indoor waiting areas.

A consolidated shuttle bus stop could be located along Inner Circle Road, with complementary facilities incorporated into a future redevelopment of the Academic Annex Building site. A public transit hub on campus could include existing public transit buses. Lands along Mississauga Road between the south and central campus entrances could contain a public transit hub; the existing P5 parking lot is a desirable potential location, although other locations may be viable and are subject to further study.

Consolidating shuttle bus services and public transit services would allow for more efficient bus access into and out of campus, and allow for improved transit facilities. Relocating services along Mississauga Road and Inner Circle Road would help to reduce vehicular traffic throughout the campus.

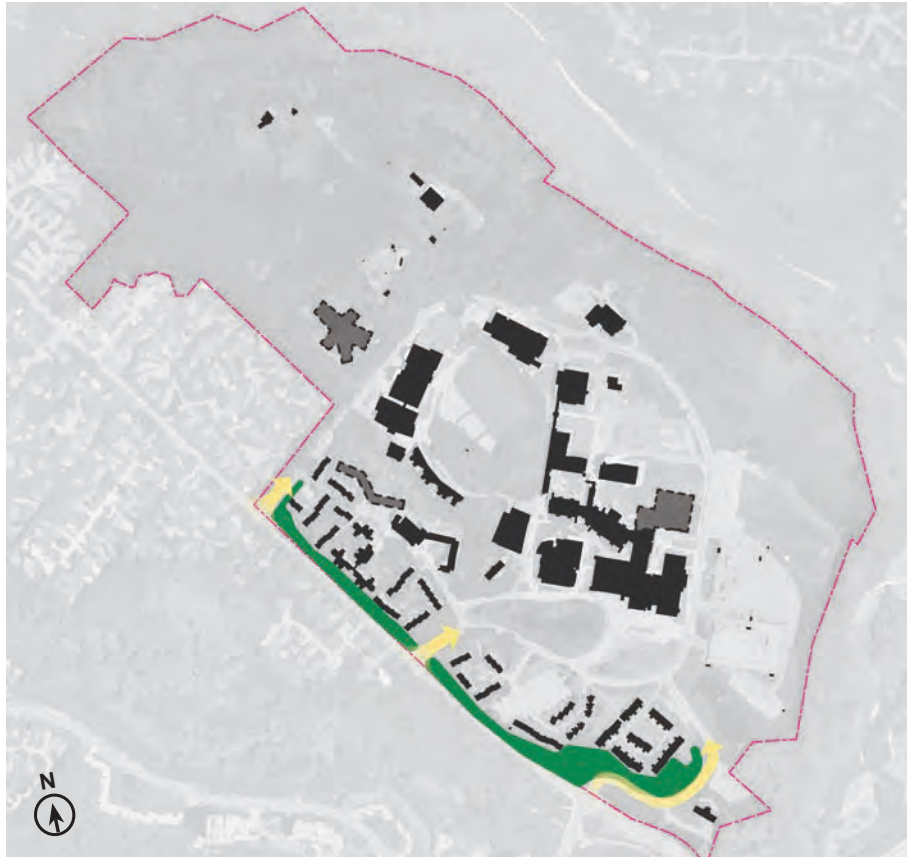
3.4 Open Space Framework

The following series of maps form the Open Space Framework, which demonstrate how future campus development and revitalization initiatives could better integrate and enhance the natural landscape and the design of the public realm. The ideas demonstrated in the framework are illustrative in nature.

This framework provides numerous opportunities to engage with and leverage the campus' existing unique natural context of forests, wetlands, woodlands, and other natural areas, which will allow for improved interaction with nature, land-based learning opportunities, and Indigenous placemaking. Opportunities to improve the public realm and open-space network will promote pedestrian activity and street animation, creating spaces that are responsive to the UTM community's needs and provide opportunities for enhanced student life and academic life, while supporting the UTM community's health and wellbeing.

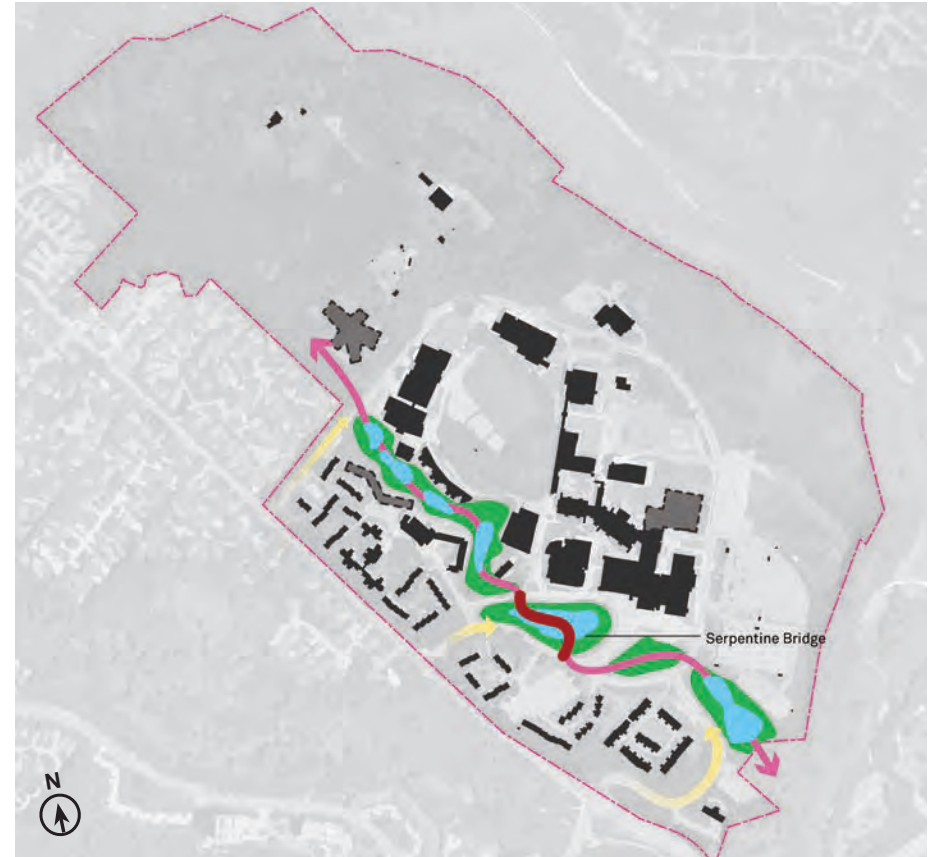


View of the North Field and adjacent tennis and beach volleyball courts.



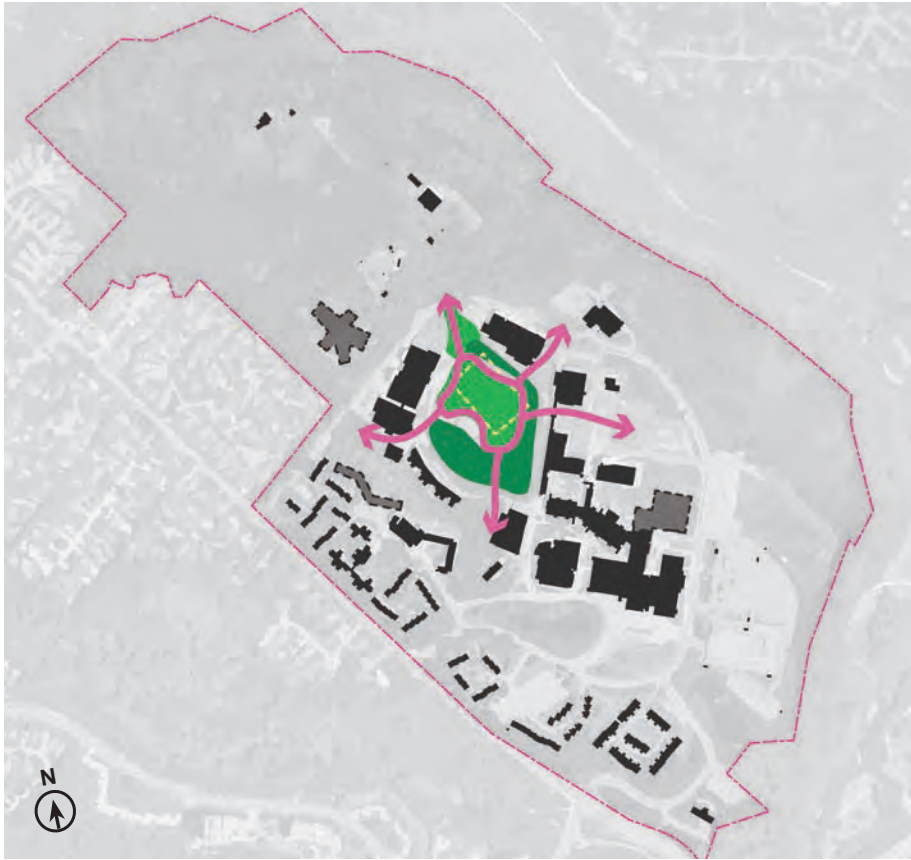
Forest Threshold

The campus has an existing Forest Threshold of treed areas along Mississauga Road at the three points of campus entry. The Forest Threshold consists of areas identified as High Conservation Priority Natural Heritage Features on the campus ecology map. This treed buffer should generally be maintained and enhanced as new development occurs on the UTM Campus.



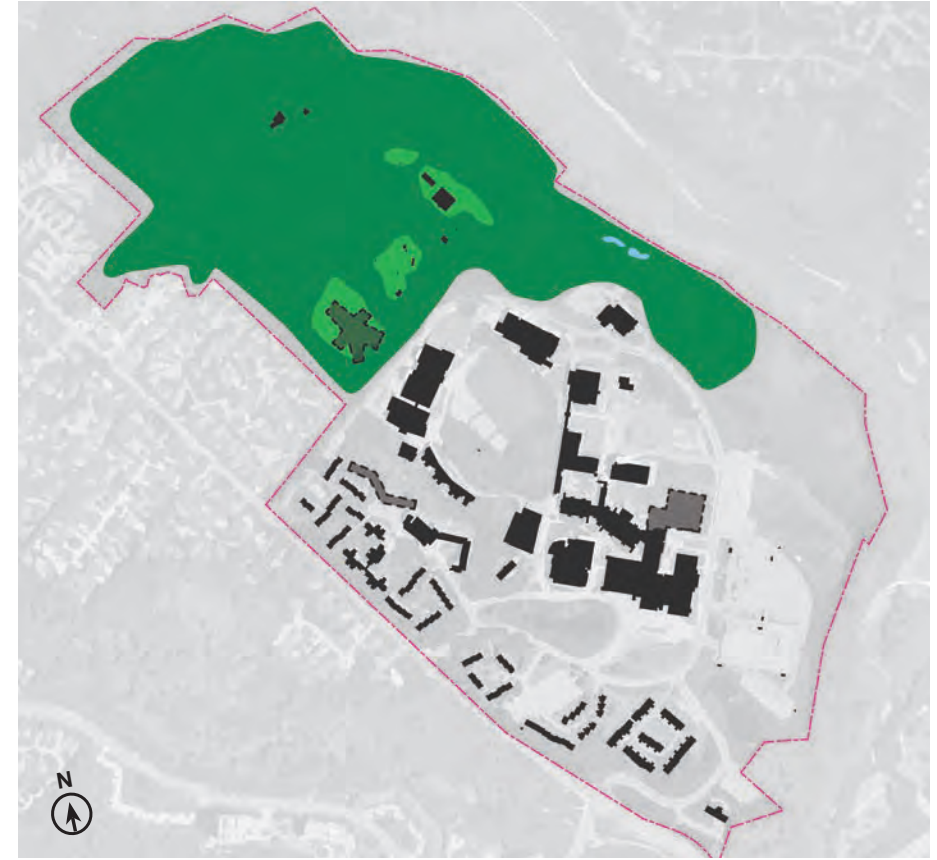
Riparian Threshold

The campus has numerous natural wetlands and stormwater management ponds that are currently not emphasized or showcased in the design of the campus. As the campus develops, it is recommended that the riparian and forest pockets in the campus (the “Riparian Ribbon”), which generally run in a linear route from the south stormwater pond near the RAWC to the wetland areas along Residence Road, are linked by existing and future trails, boardwalks, and a new serpentine bridge over the main stormwater pond (Wilson Pond). This will provide the opportunity to create an interpretive and land-based learning trail, with boardwalks and bridges traversing low lands.



Campus Heart

The existing North Field is located in a visible and centralized area of the UTM Campus. It is recommended that the North Field area, including the field, tennis courts, and beach volleyball area, is redeveloped to create a flexible and accessible university commons space (the Campus Green). The redevelopment of this space provides an exciting opportunity to create a central green space on the campus (a campus heart) that is linked to and defined on three sides by forested areas. It is an opportunity to de-orthogonalize the quad to reflect organic forms shaped by nature, with bridges and boardwalks linking the space to surrounding campus networks. It should contain areas for passive and active uses to ensure its animation year-round.



Learning Forest

In addition to pockets of forested areas and other natural areas throughout the UTM Campus, the campus uniquely contains a dense forested area on its north side. The idea of the Learning Forest recognizes that the forest ecological zone provides an apt location for unique land-based teaching resources that may be leveraged to build awareness of forest ecology. The forest is a space for Indigenous stewardship, and the inclusion of traditional plants and medicines as a teaching resource and to serve the university community. The forest also provides a place of quiet refuge and space for wellness, supported by existing nature trails.



South Field Expansion

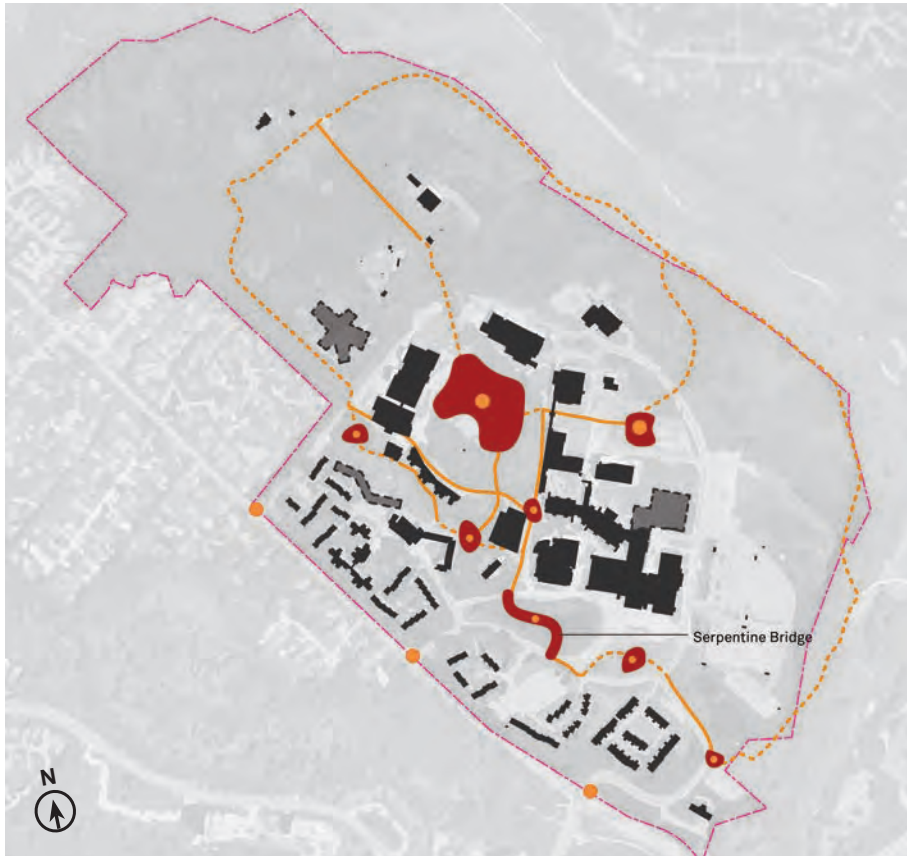
Opportunities exist to expand the existing South Field as a multi-field sports complex, which would build on its existing function. This would provide a better interface with the RAWC on the other side of Outer Circle Road.



Allées

UTM contains numerous pockets of forested areas in addition to the dense forest at the north end of the campus. It contains a significant tree network along many key pedestrian walkways and primary streets. There is an opportunity to enhance and expand this existing network of tree-lined streets to form a continuous network of forest and tree-lined Allées, support existing Allées, and create new ones.

- Existing Double-Sided
- Existing Single-Sided
- Proposed Double-Sided



- Potential Outdoor Learning Spaces
- Potential Outdoor Indigenous Space
- Existing Campus and Forest Trails
- Proposed Trails

Indigenous Placekeeping & Placemaking

There is an opportunity to consistently and respectfully weave Indigenous narratives, imagery, languages, histories, and cultures into the design of the campus. Indigenous narratives, sustainability, stewardship, and land-based learning can be emphasized along trails, pathways, natural areas, and within open spaces. Design elements including signage, native plantings, interpretive markers, wayfinding, art, Indigenous structures, and gathering and ceremonial spaces could be included in placemaking and placekeeping initiatives.

Site considerations for a potential Indigenous House are underway. Location and design will be determined in a collaborative process with Indigenous Elders and communities, and the Elder Circle affiliated with the University of Toronto.



Design of placemaking and placekeeping spaces is informed by Indigenous principles and carried out in a collaborative process to respectfully share and represent Indigenous teachings, laws, stories and connections to place.

3.5 Urban Design Framework

The following Urban Design Framework establishes key ideas and recommendations to improve the public realm and urban design of the campus as it redevelops over time. The ideas demonstrated in the framework are illustrative in nature.



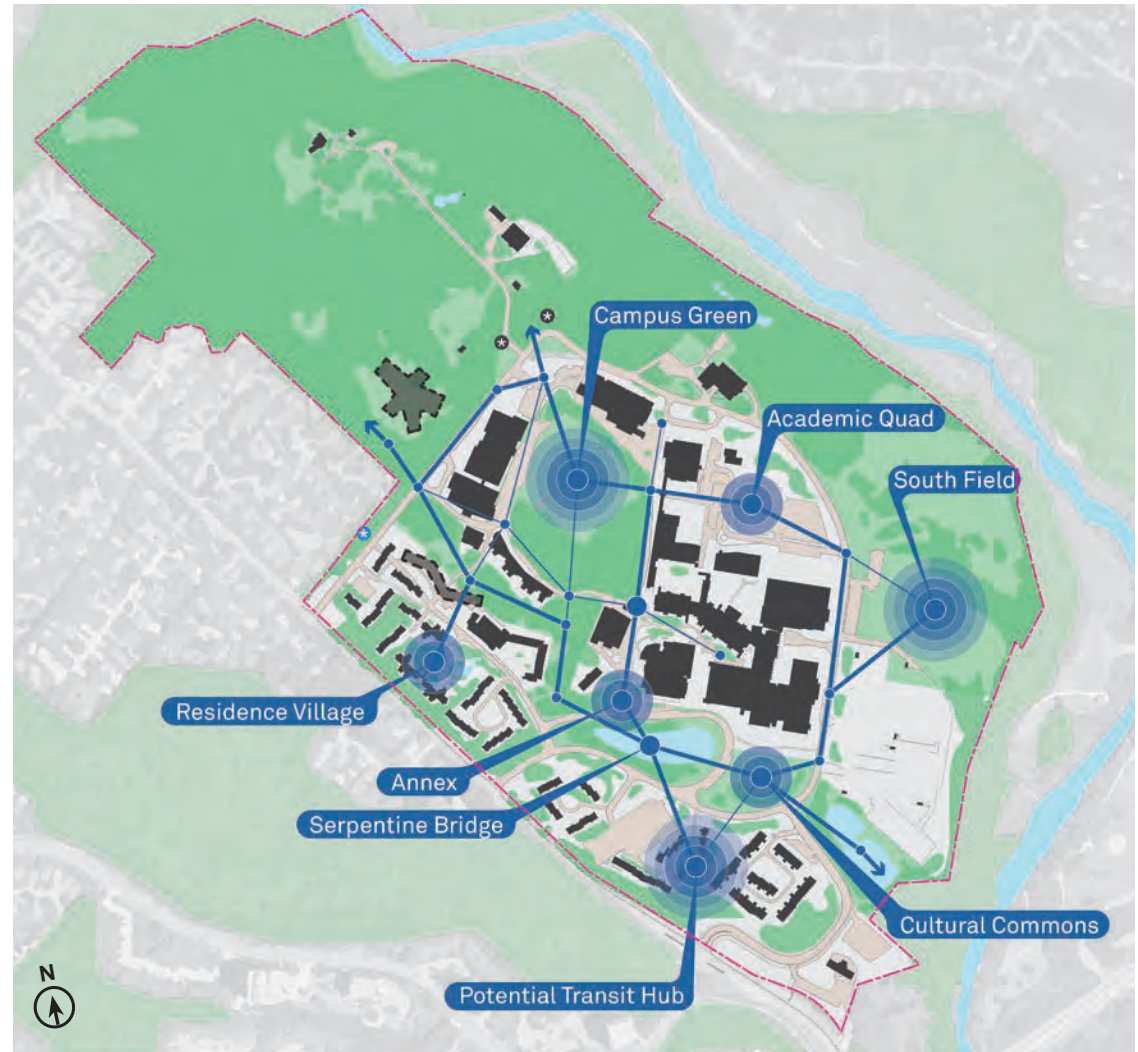
View of the Maanjiwe nendamowinan building and landscaping adjacent to the North Field.

Campus Nodes & Connections

The UTM Campus will include campus nodes and key activity areas, connected by a pedestrian realm network.

These include:

- The Campus Green common space;
- The new Academic Quad;
- The South Field expansion;
- The new Cultural Commons open space;
- The new plaza adjacent to the Academic Annex site;
- A potential transit hub along Mississauga Road, between the central and south entrances;
- A new serpentine bridge over Wilson Pond; and
- Residence Village, the campus residence area along Residence Road.



- Campus Nodes
- Key Connections
- - - Campus Boundary

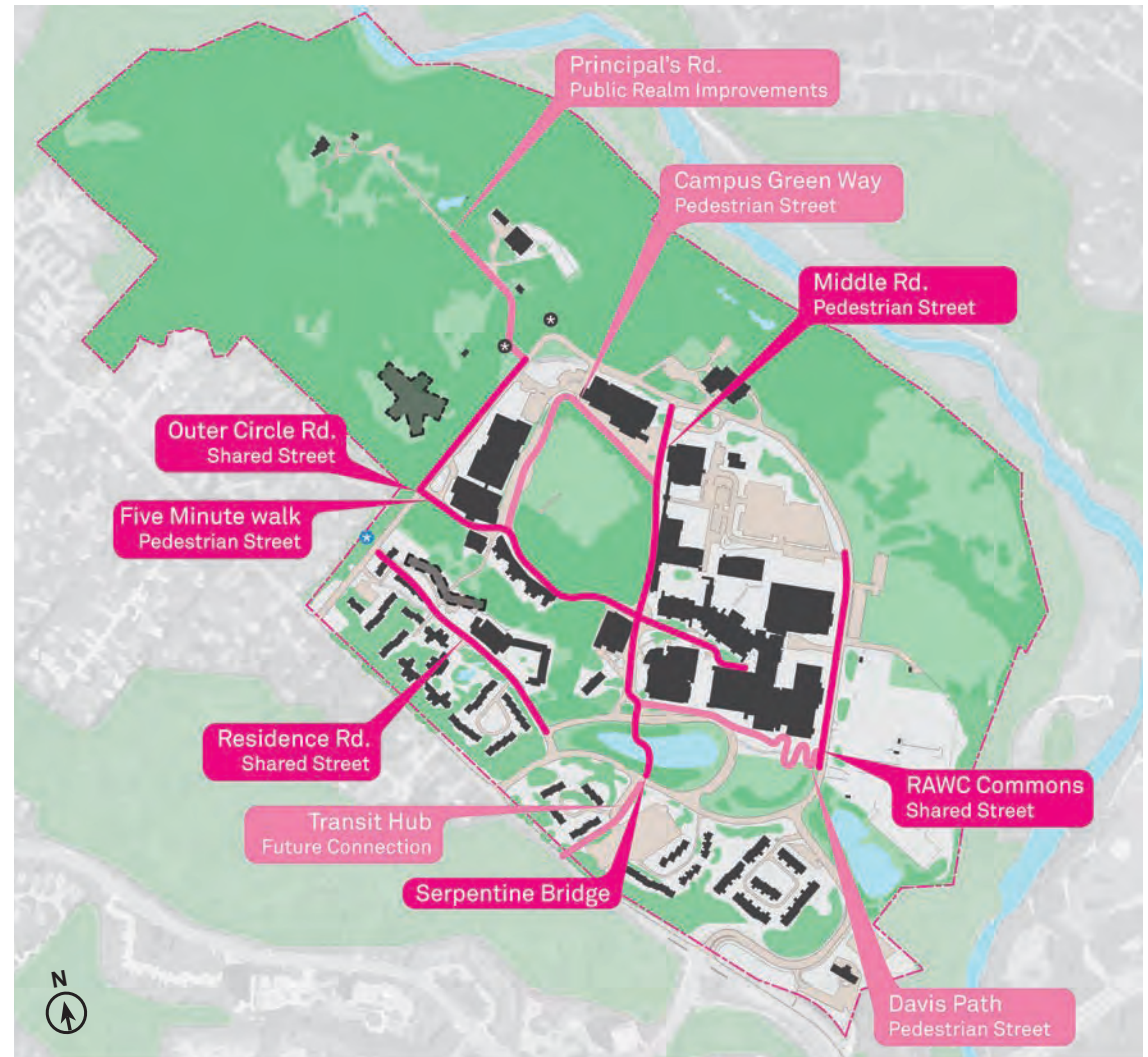
- * Road realignments subject to environmental study
- * Road realignments subject to further study






Pedestrian Enhancement Zones

It is recommended that UTM create pedestrian enhancement zones that will function as key streets or connections. These zones would include enhanced public realm features that foster street animation and pedestrian comfort, and improve the outdoor experience and overall campus life. Public realm features could include site furnishings, enhanced landscaping, public art, wayfinding and interpretive elements, and special paving. The level of 'enhancement' -primary or secondary- reflects the intended role of each zone.

Recommended primary enhancement zones include:

- **A new serpentine bridge over Wilson Pond:** To improve connectivity across the campus and encourage interaction with campus ecology.
- **A revitalized Middle Road:** To be redesigned as a pedestrian street with special paving, high-quality landscaping, and improved public realm features including lighting, wayfinding, public art, and Indigenous placemaking elements.
- **Improvements to the Five Minute Walk:** Enhanced public realm features and paving, which should be complimentary in design to Middle Road.
- **RAWC Commons:** Outer Circle Road adjacent to the RAWC to be redesigned as a shared street with special paving, high-quality landscaping, and improved public realm features.
- **Outer Circle Road North:** To include enhanced public realm features including wayfinding, lighting, and landscaping.



- | | | | |
|---|---------------------------------------|---|--|
|  | Primary Pedestrian Enhancement Zone |  | Road realignments subject to environmental study |
|  | Secondary Pedestrian Enhancement Zone |  | Road realignments subject to further study |
|  | Campus Boundary | | |

- **Residence Road:** To be redesigned as a shared street with special paving, high-quality landscaping, and improved public realm features.

Recommended secondary enhancement zones include:

- **Campus Green Way:** Enhanced public realm features, which should be complimentary in design to Middle Road. This may include enhanced wayfinding, public art, and landscaping.
- **Davis Path:** Enhanced public realm features, which may include wayfinding markers, public art, and enhanced landscaping.
- **Principal's Road, from Outer Circle Road, just north of the Grounds Building:** Enhanced public realm features, which may include wayfinding, improved lighting, and high-quality landscaping.
- **Future Connection:** A potential new vehicular and pedestrian connection from the serpentine bridge at Outer Circle Road, west to Mississauga Road. This connection could improve permeability through lands along Mississauga Road, and could connect and serve a future potential transit hub if located on either side of the connection. The connection should include public realm features including wide pedestrian sidewalks, wayfinding, lighting, and high-quality landscaping.



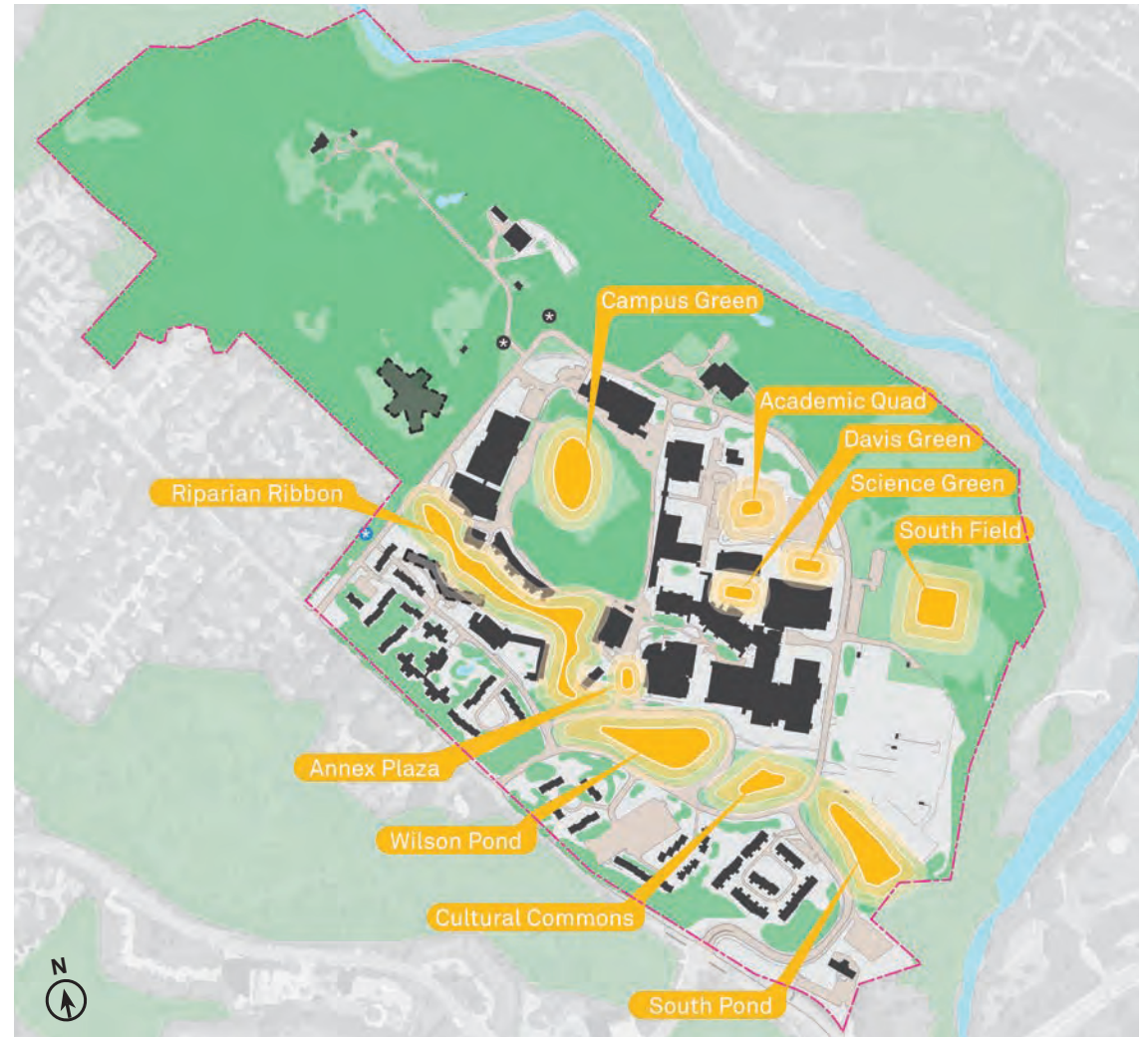
View of the existing Five Minute Walk pedestrian street adjacent to Erindale Hall Residence.

Priority Open Spaces

The UTM Campus should provide an enhanced network of open spaces that contains a diversity of outdoor spaces and areas for active and passive uses.

Priority open spaces to help shape this network include:

- The Campus Green;
- The Academic Quad;
- The South Field expansion;
- The South Pond;
- The new plaza on the Academic Annex site;
- The Cultural Commons open space;
- Wilson Pond;
- The Riparian Ribbon network;
- The Science Green; and
- The Davis Green.



--- Campus Boundary









* Road realignments subject to environmental study

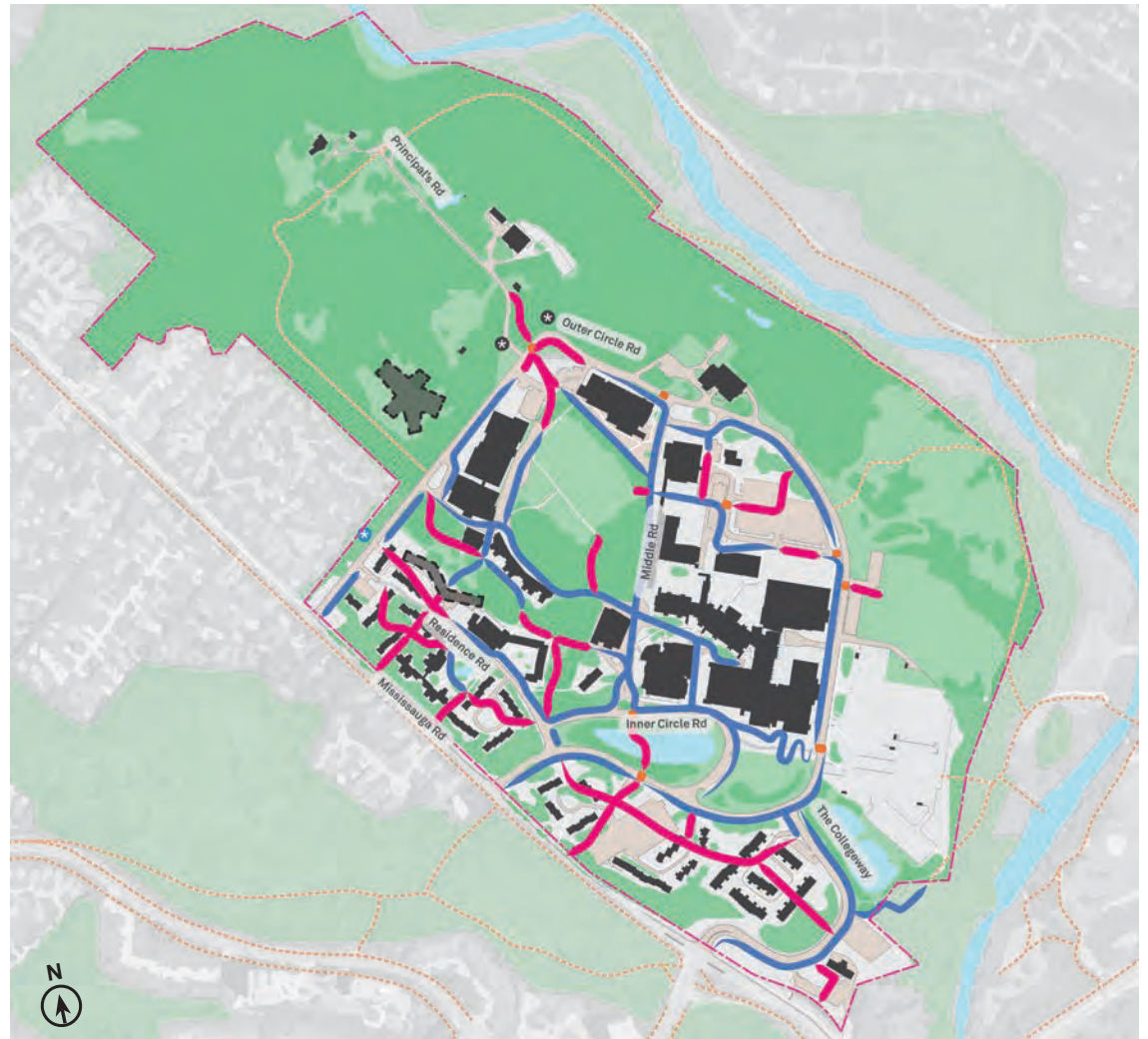
* Road realignments subject to further study

Pedestrian Network

UTM requires a strengthened network of pedestrian connections that improves walkability through the campus in both north-south and east-west directions. These connections should build on the existing network and ensure improved accessibility between and to campus buildings and open spaces.

The pedestrian network should have clear routes for walking and cycling through the campus, with safe and visible road crossings. It should be sensitively designed when located within or adjacent to ecologically sensitive areas, including in woodlands and wetlands.

-  Priority Pedestrian Connections
-  New Pedestrian Connections
-  Improved Road Crossings
-  Existing Sidewalks and Trails
-  Existing Sidewalks and Trails not maintained by UTM
-  Campus Boundary
-  Road realignments subject to environmental study
-  Road realignments subject to further study



Priority Views

As the UTM Campus develops, important views within and adjacent to the campus will be maintained and reinforced through the siting of buildings, open spaces, connections, and public realm features.

Priority views are those views where key open spaces, public realm features, and/or natural features should be maintained or reinforced as future development occurs on the campus.

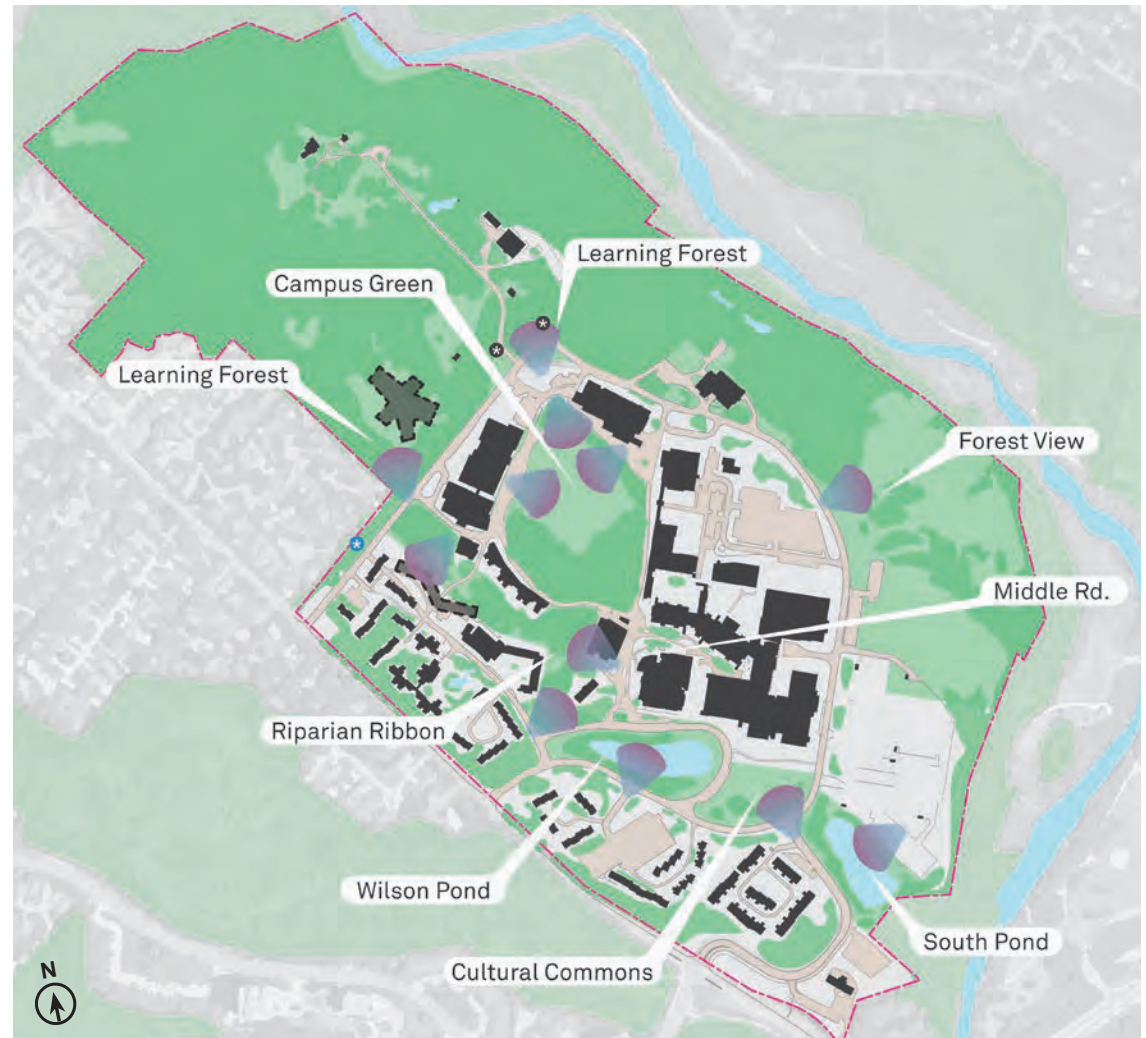
Priority views include the following:

Learning Forest and Forest Views: Includes views of the forest from the proposed Riparian Ribbon, from the Campus Green north towards the forest, and from the existing P9 parking lot towards the forest.

Campus Green: View of the future Campus Green within its unique forest context should be retained and reinforced from existing and future paths and buildings.

Middle Road: Views of Middle Road from the foot of Inner Circle should be reinforced through revitalization of this special pedestrian street and through any future development.

Riparian Ribbon: Views of the Riparian Ribbon from Middle Road and the Campus Southwest Precinct along Residence Road should be maintained to provide clear visual and physical connections to campus ecology. A critical view of the Riparian Ribbon lies between the Student Centre and Academic Annex site.



- * Road realignments subject to environmental study
- * Road realignments subject to further study
- - - Campus Boundary

Wilson Pond & South Pond: Views of the existing Wilson Pond and South Pond should be promoted. Future campus connections and development should be designed to better connect with and reinforce views of both ponds.

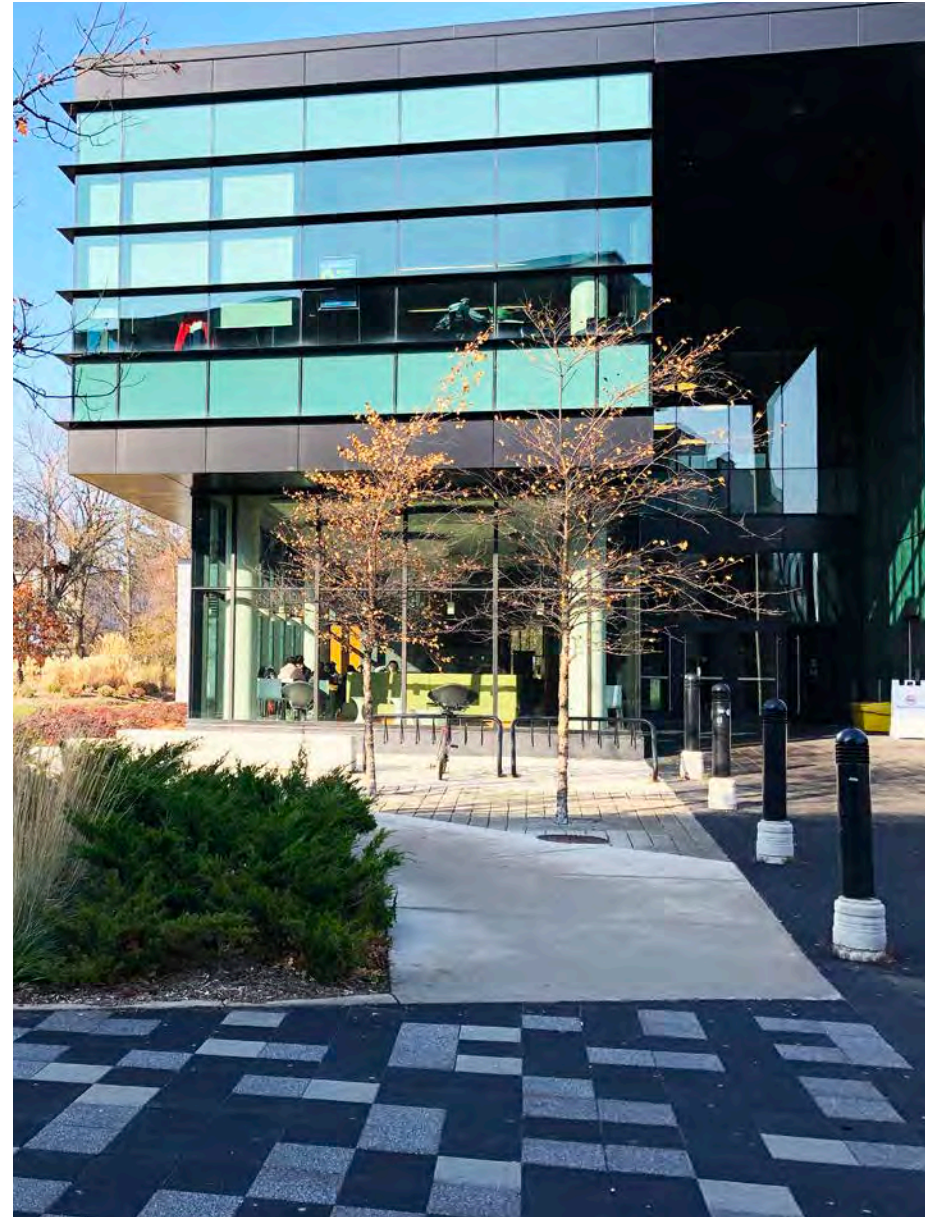
Cultural Commons: Views of the future Cultural Commons open space from Outer Circle Road and the Collegeway should be promoted to recognize the space's important role as a defining entry feature and future campus open space.



View from existing North Field east towards the forest context in the campus core.

3.6 Systems of the Plan

The future urban design of the UTM Campus should be based on the campus' existing context and design recommendations for built form, open space network, public realm, and transportation connections.

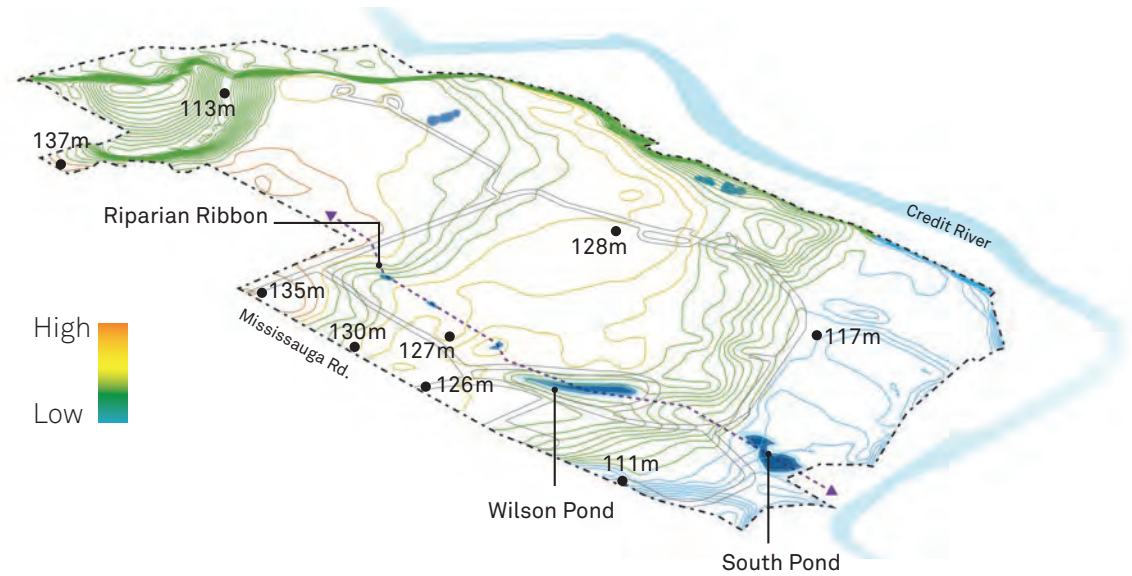


View north towards the Instructional Centre.

Land & Water

The UTM Campus is bounded by the Credit River to the north, east and south. The Riparian Ribbon is an entire water-based linkage that starts from the north end of Outer Circle Road, and moves south through the campus; it includes Wilson Pond and the South Pond, both of which are stormwater management ponds.

The campus has varying topography. Notable changes in topography include areas on both sides of the Collegeway and along portions of the Mississauga Road frontage.

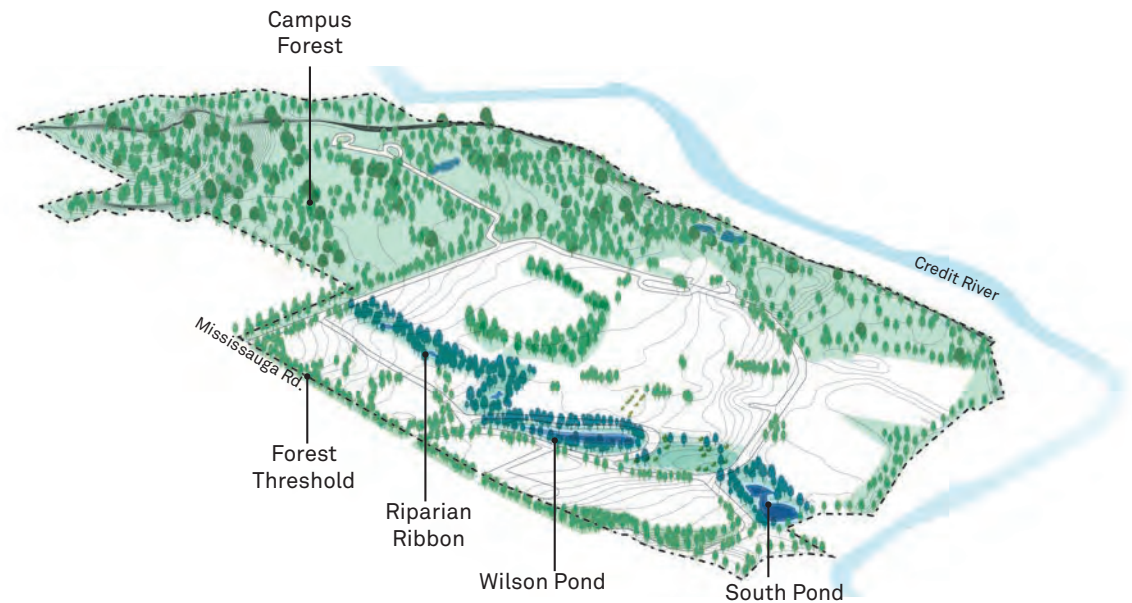


Ecology

The Forest Threshold consists of mature trees that frame the campus along Mississauga Road.

The Riparian Ribbon network will create a curated nature walk through the campus, and contains a series of natural wetlands and stormwater management ponds.

The Campus Forest includes mature deciduous forests and cultural thickets. It contains the majority of the campus' High Conservation Priority Natural Heritage Features.



Connections

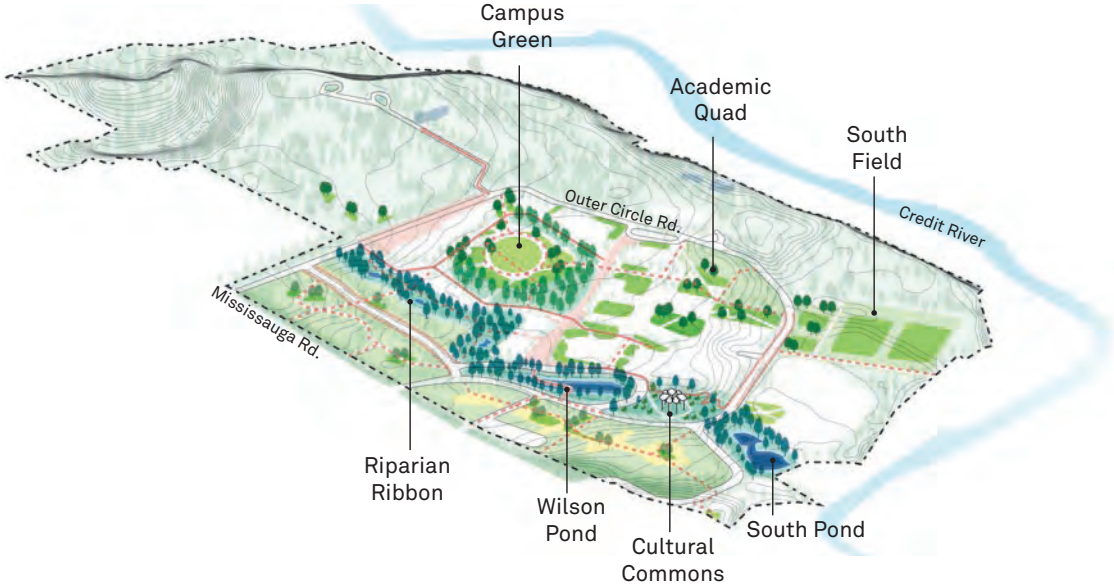
An expanded circulation network will improve mobility throughout the campus with new connections and streetscape revitalization. Streets and connections should be lined by trees as feasible to create 'fingers of green' throughout the campus.

- - Priority Pedestrian Connections
- █ Pedestrian Enhancement Zones
- Potential road realignments (subject to further study)



Open Spaces


An enhanced network of open spaces will create diverse outdoor space opportunities for active and passive uses.



Placemaking

Design and placemaking opportunities can enhance year-round usability and animation of campus spaces. This includes structures and furnishings, signage, public art, planting selection, and paving.


Campus spaces should weave Indigenous narratives of sustainability, stewardship, and land-based learning through design elements that reflect Indigenous imagery, languages, and worldviews.

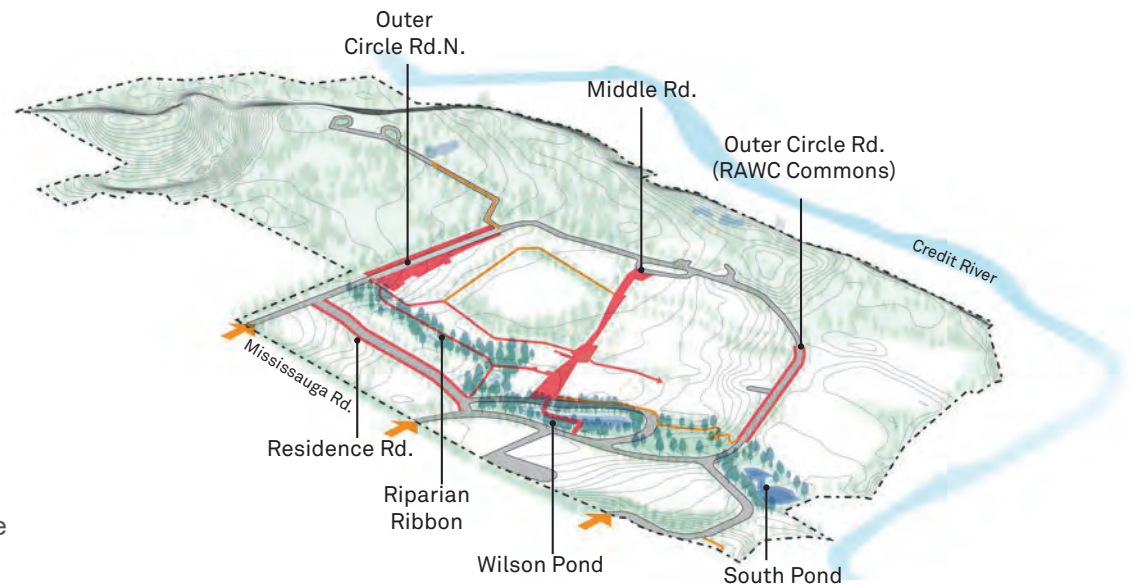
- Potential Outdoor Learning Spaces
- Potential Outdoor Indigenous Spaces
- ▬▬▬ Campus and Forest Trails
-  Wildlife Encounters



Wayfinding & Identity

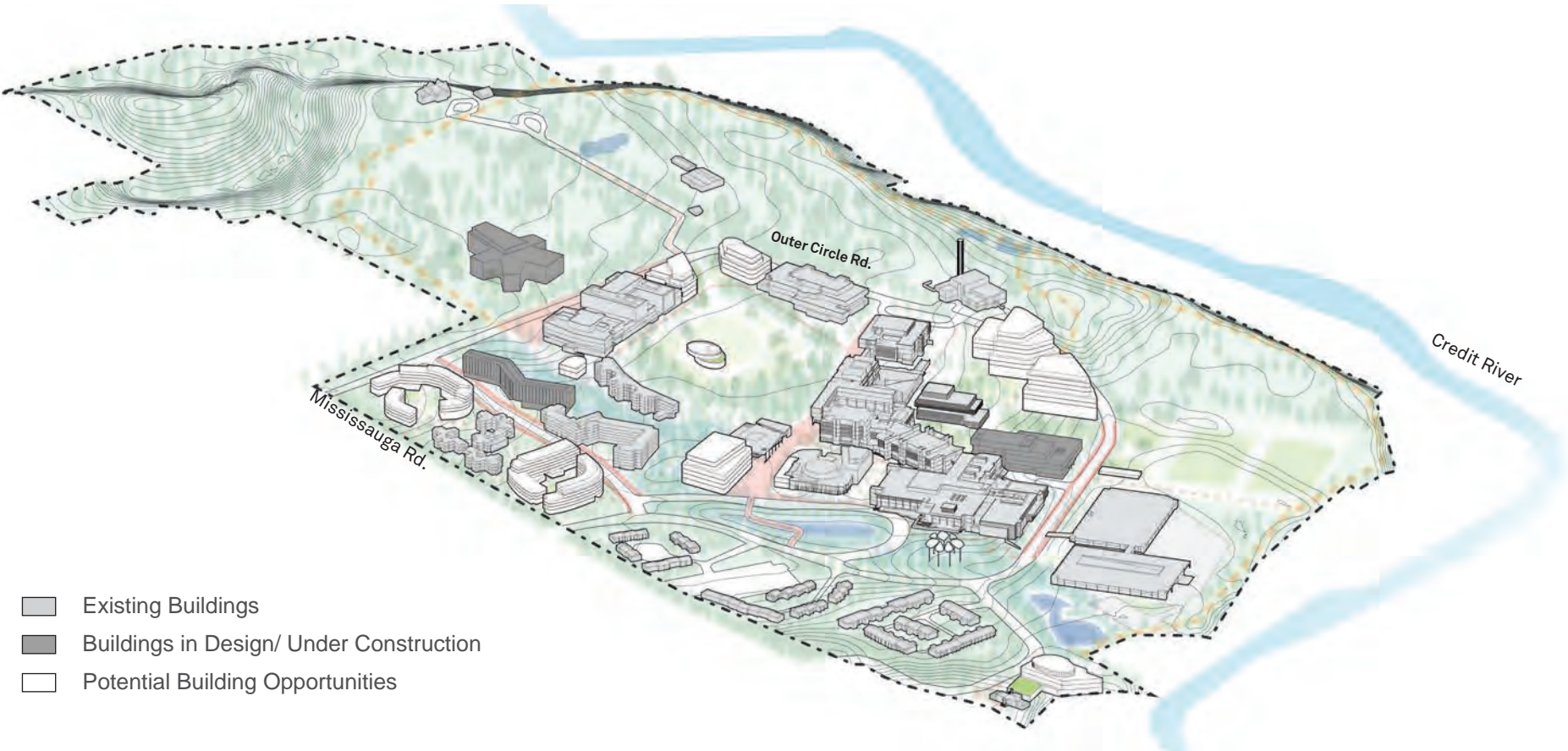
Closely related to narratives of placemaking, open spaces, and pedestrian connectivity, the design of the campus should enhance wayfinding and identity. Wayfinding markers and interpretive signage should be incorporated along primary and secondary campus routes. Campus entryways should be reinforced with gateway signage and installations, paving and landscaping to enhance the sense of arrival and to improve the legibility of the campus frontage.

- ▬ Primary Wayfinding Markers and Interpretive Signage
- ▬ Secondary Wayfinding Markers and Interpretive Signage
-  Gateway Signage and Installations



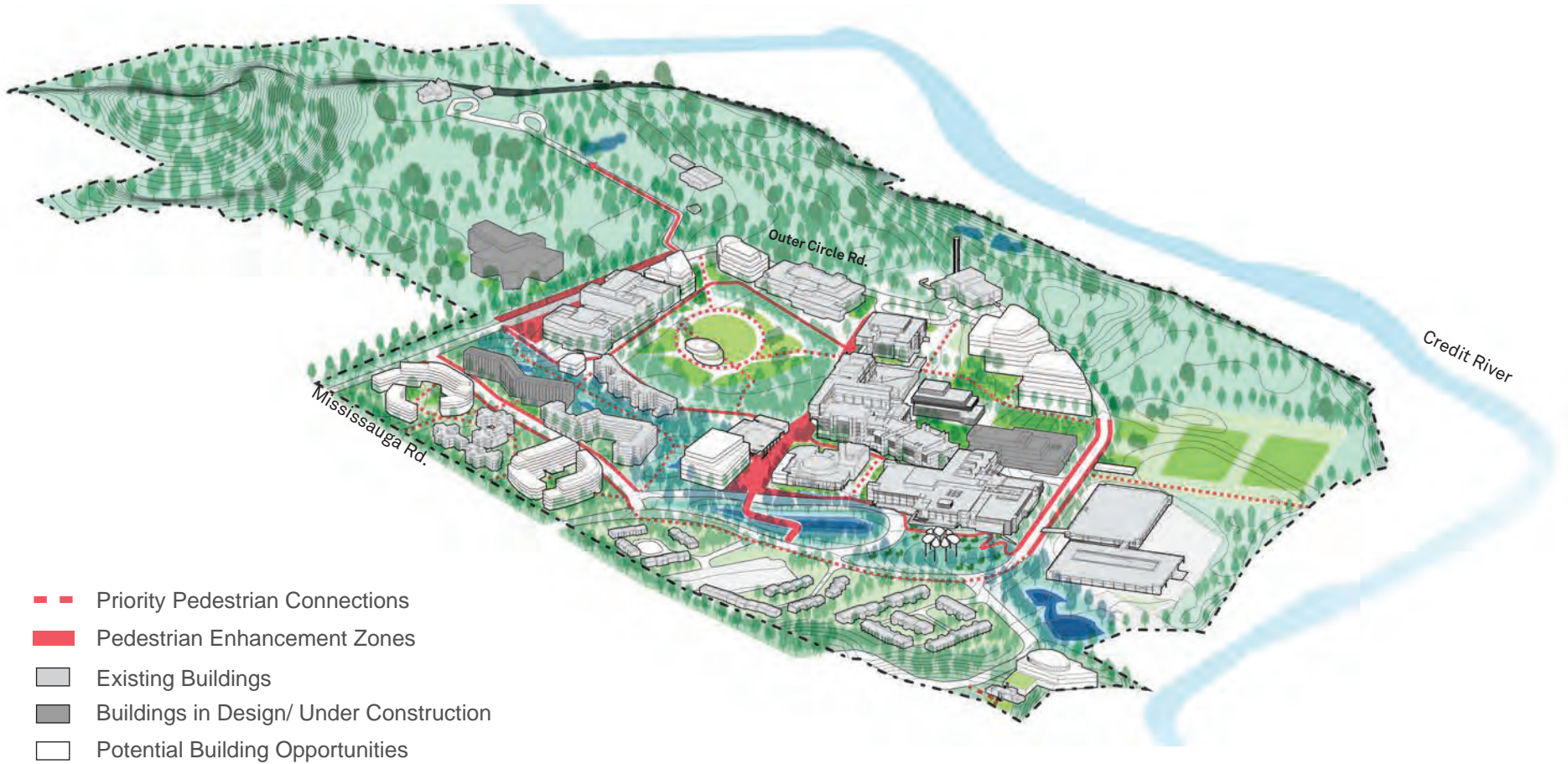
Built Form Infill

UTM contains numerous opportunities for future development within the 15 year time horizon of the Master Plan (to the year 2036). This includes sites along Residence Road and at the edges of the core campus. Potential building opportunities are illustrative in nature.



Campus Systems: Campus Master Plan Horizon (2035-2036)

By the year 2035-2036, the UTM Campus will focus on enhancing the existing network of campus connections and open spaces, as well as development in the Campus Core and Campus Southwest along Residence Road. Potential building opportunities are illustrative in nature.





4.0 Master Plan Concept

This section provides an overview of the recommendations of the Campus Master Plan for the University of Toronto Mississauga.

The recommendations are organized by campus precinct and are informed by the campus vision, guiding principles, and design framework.

4.1 Overview

The UTM Campus is divided into five smaller sub-areas called Campus Precincts. The areas range in character and function. The design of buildings, open spaces, connections, and the public realm within and between precincts should promote high-quality urban design, and should form a system of unified and complementary campus spaces.

Precincts for the UTM Campus include:

Campus Core (CC)

Lands within the existing central areas of campus, primarily within the inner edge of Outer Circle Road.

Campus East (CE)

Lands along the south-eastern extent of campus, on the south side of Outer Circle Road. It contains the P4 and P8 parking lots, the South Field, and the south stormwater management pond.

Campus Southwest (CSW)

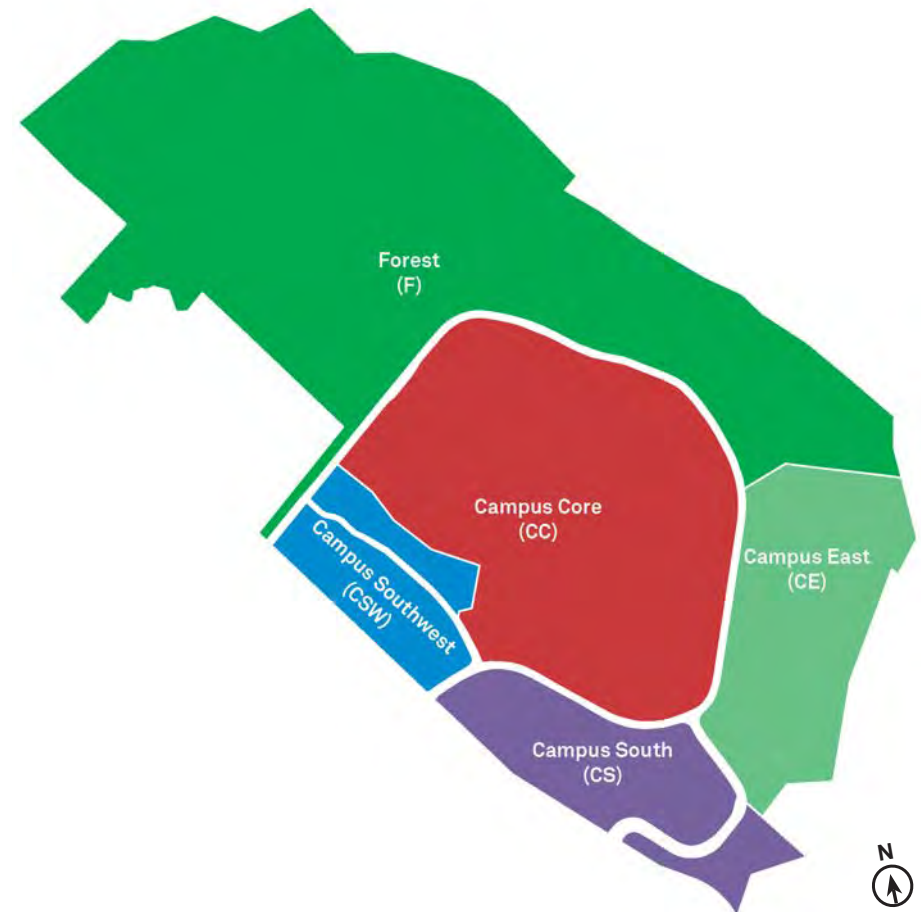
Lands fronting onto Residence Road between the northern and central access points to campus. A portion of these sites interface with Mississauga Road.

Campus South (CS)

Lands along Mississauga Road, south of the central access point.

Forest (F)

The existing forested area on the outer edge of Outer Circle Road, focused on the northern and eastern extents of the campus.



Campus Precincts Plan

Campus Identification System

A campus-wide site identification system will allow the university to think comprehensively about all sites on campus. This system consists of a precinct code and site number. Select sites within the campus have been identified as potential future development sites.

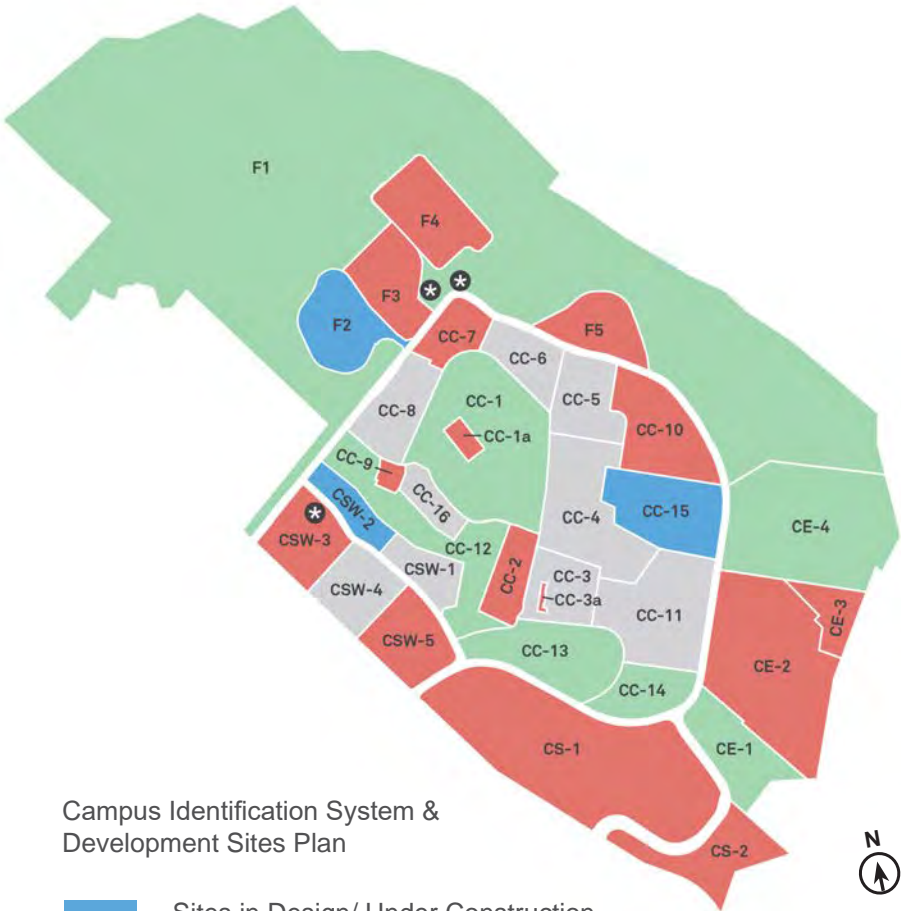
Potential Development Sites

The UTM Campus has numerous opportunities for development that can be explored incrementally as space needs evolve, through strategic redevelopment on existing sites, and development on key undeveloped sites. The majority of future development potential is on lands within the Campus Core, and along the outer edge of Outer Circle Road and Mississauga Road.

Future campus development should contribute to increased diversity of uses and improve the campus animation at grade. Development should also minimize impacts to existing natural heritage.

The university currently has development projects in design stages and/or under construction for the UTM Campus including a new residence building next to Oscar Peterson Hall and development projects to support expanding programs for computer science, robotics, and information technology.

Potential development sites are identified for the full build out of UTM, beyond the Campus Master Plan horizon of 2036. The recommendations within this Campus Master Plan focus on the potential development opportunities anticipated within the next 15 years, to the year 2036. The phasing of potential development sites is identified in Section 6.0.



Campus Identification System & Development Sites Plan

- Sites in Design/ Under Construction
- Future Development Sites
- Open Spaces
- * Potential Road realignments (subject to environmental study)

Key Open Space Network




Future campus open spaces will strengthen the existing network of outdoor spaces, pedestrian and cycling connections, and the quality of the public realm.

The 'riparian ribbon' network is a key open space network to reinforce through design intervention, which is a combination of existing and proposed spaces and connections. This network will lead from the south stormwater management pond north through the campus. It will connect a series of ponds, wetlands, and natural areas via pathways, boardwalks, and a serpentine bridge. The development of a flexible campus commons as the 'Campus Green' open space will form a major open space in the Campus Core as well as an expanded South Field in Campus East.

Select campus forest sites may have development potential, subject to site-specific environmental studies; they should be designed as ecologically sensitive sites that are informed by and minimize impacts to campus ecology.



Campus Open Space Network Plan

-  Green Network
-  Development Sites in Forest Context
-  Potential Road realignments (subject to environmental study)

Potential Land Uses for Development Sites

Identified potential development sites offer a range of opportunities for a mix of land uses.

Ancillary uses are anticipated on sites along Mississauga Road in the Campus Southwest and Campus South precincts, as well as Site CE-2, and Site CC-9.




Academic uses are anticipated on the majority of development sites with the Campus Core Precinct and the Forest Precinct.

The highest opportunities for intensified and comprehensive development exist on Site CS-1 in the Campus South Precinct and Site CE-2 in the Campus East Precinct, given their large site sizes and their distance away from sensitive residential uses.

Ultimately land uses on future development sites will be driven by university needs and will reflect the academic mission.



Potential Land Use Map for Potential Future Development Sites

-  Academic Uses
-  Ancillary Uses
-  Potential Road realignments (subject to environmental study)

Campus Master Plan Concept

The recommendations of the Campus Master Plan are informed by the vision, guiding principles, and design framework, and represent a holistic urban design vision. This section presents a potential full build out scenario for the UTM Campus to the year 2036 using identified potential development sites. The potential build out scenario for each site demonstrates one of numerous possible outcomes.

The Campus Master Plan concept is intended to promote design excellence and flexibility of future development. The location, siting, and orientation of buildings, open spaces, public realm interventions, and campus connections (pedestrian, cycling, vehicular) shown in this Master Plan demonstrate one of numerous possible outcomes for the identified development sites.

Development will occur incrementally to reflect evolving amenity and space needs, and will ultimately be informed by scope of project, confirmed site boundaries, and identified site and building uses.

Development outside of the identified potential development parcels may also occur depending on evolving priorities and funding opportunities.

Key Campus Master Plan moves include:

1. **Identify potential future development sites** throughout the campus to optimize site uses, define the campus edge, and improve street animation.
2. **Create a landmark building and plaza** on the existing Academic Annex site.
3. **Redevelop and extend Middle Road** to become a formalized east-west pedestrian connection through the Campus Core with enhanced public realm features.
4. **Create a flexible outdoor campus commons** (Campus Green) and a pavilion building, which will form the new heart of campus.
5. **Reinforce the Riparian Ribbon as a pedestrian connection** through the campus that links existing ponds, wetlands, and natural areas through a series of pedestrian pathways, boardwalks, and a serpentine bridge.
6. **Create Academic Quad and Cultural Commons** within the Campus Core to build out the campus' open space network.
7. **Expand and consolidate athletic uses** on the existing South Field to create an athletics hub with improved synergies to the adjacent Recreation, Athletics & Wellness Centre.
8. **Establish 'shared streets'** along Residence Road and portions of Outer Circle Road to improve the public realm and the pedestrian experience.
9. **Incorporate a new cycle track and cycling infrastructure** along the Collegeway and Outer Circle Road to improve sustainable modes of transportation.



A conceptual rendering of the potential build out of the campus for buildings, open spaces, and connections to the year 2036, looking northwest from Outer Circle Road and the South Field. Development will occur incrementally at UTM to reflect evolving needs, and ultimate site boundaries and building uses.

Site & Precinct-Specific Design Considerations

The following sections present recommendations for the UTM Campus for each campus precinct. For each precinct, high-level site-specific design considerations are identified for core potential development sites that are shown on the demonstration plan.

The illustrations demonstrate how sites may be analyzed from an urban design perspective as new development is proposed on the campus. They do not replace detailed site-specific studies required to inform a detailed architectural study or the development application process.

Detailed site-specific studies and analyses will be informed by ultimate site and building uses, formalized development boundaries, and existing and planned site context at the time of development.

Natural Features

Priority Natural Features and Natural Heritage labels represent natural areas that are High Conservation Priority or Natural Heritage Supporting Features on the Campus Ecology map identified in Section 2.0 of this document.

Campus ecology may change over time; the identification of natural features in this document should be confirmed through a detailed site specific study when development is proposed.

Development Setbacks

Setbacks should ensure appropriate transition to adjacent streets, buildings, and open space, and should allow for sufficient light, view, and privacy between buildings and adjacent sites.

Future development projects should evaluate appropriate setbacks on a site by site basis.

The setbacks shown on the site-specific illustrations are not intended to be prescriptive, but are recommendations to provide high-level guidance for future development. Setbacks will be determined at the time of development based on site conditions, adjacent context, proposed site uses, and ultimate site boundaries.

Building Height, Envelopes & Building Mass Volumes

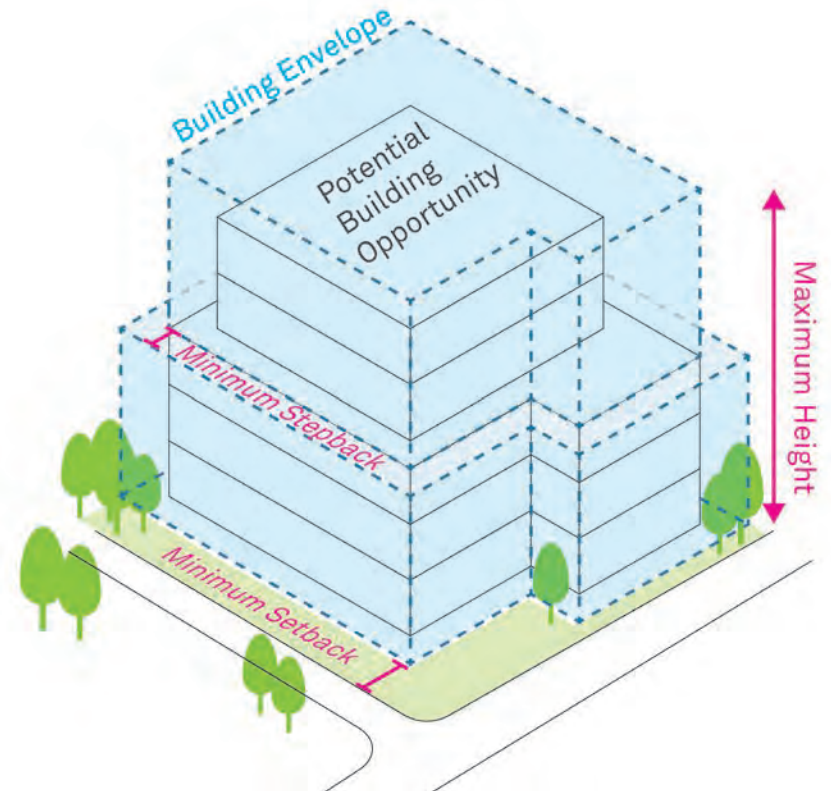
The Campus Master Plan is intended to provide sufficient flexibility for future campus building design. The following sections contain site-specific design guidance related to building height, building envelopes, building mass volumes, and building envelope volume.

The building envelope recommends a three-dimensional volume within which the building should be located. The building envelope includes the recommended regulating dimensions comprised of maximum heights, and where applicable angular planes. It also includes minimum setbacks from surrounding streets and sidewalks, natural features, property lines, and adjacent structures. Mechanical penthouses are not included within the proposed building envelopes and they may protrude from the recommended building volume; however they should be sensitively integrated into building design and respond to key building design directives for each site.

While the design of a building will be considered within the limits of the envelope, the building is typically considerably smaller in size and volume than the envelope. The building envelope can be quantified as a 'gross volume area' in cubic metres. The recommended maximum building size that fits within the building envelope can be described as a 'maximum net volume area' in cubic metres.

In the adjacent diagram, the blue dashed lines represent a building envelope within which a variety of building massings can fit. The potential building opportunity massings shown in this Campus Master Plan demonstrate one of numerous possible design scenarios for each site.

The building envelopes reflect assumptions in ground floor and subsequent floor height that may not reflect ultimate site designs. Consequently, recommendations for setbacks at specific heights above grade may vary slightly to reflect ultimate floor-to-floor heights and context.



The illustrated building envelope recommends the 3-dimensional building volume within which the building is located.

4.2 Campus Core Precinct

The Campus Core Precinct includes lands within the center of campus, primarily within the inner edge of Outer Circle Road.

This precinct currently contains the majority of UTM's academic buildings. The precinct also contains the existing North Field and sports courts, the P1 and P9 surface parking lots, and the CCT Building's underground parking lot.

The Campus Core contains treed areas surrounding the North Field. Treed and riparian areas are located within the core, extending from the south stormwater pond north to Outer Circle Road.

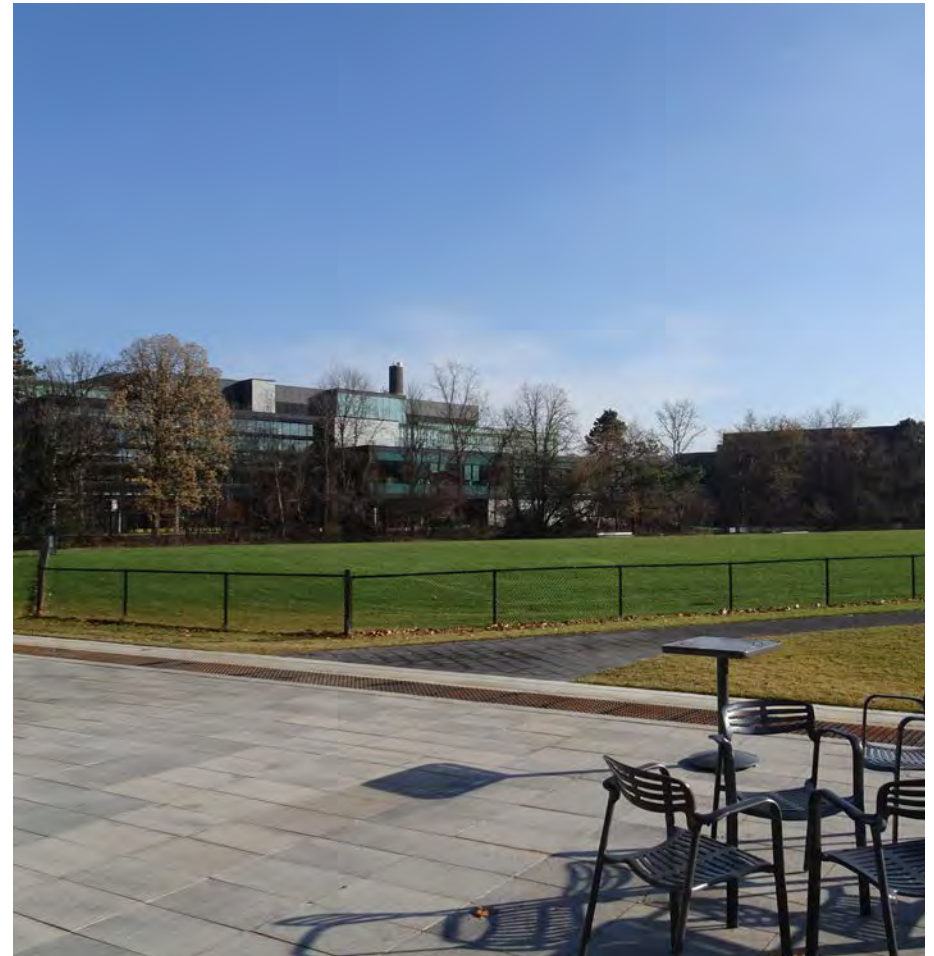
Listed cultural heritage resources within the Campus Core include the William G. Davis Building and the Student Centre.



Aerial view of the existing Campus Core Precinct.

Key design directions for the Campus Core Precinct include:

- Pursue strategic development on key sites within the Campus Core that will preserve and strengthen ecological areas, and promote open space and street animation through high-quality building and site design.
- Improve pedestrian connectivity through the Campus Core by strengthening north-south and east-west connections to key destinations within the precinct and within other precincts.
- Extend and revitalize Middle Road as a formalized east-west pedestrian connection through the campus with special paving, furnishings, and enhanced public realm features.
- Enhance the existing network of campus courtyards, forecourts, open spaces, and gardens, including the future Academic Quad, Cultural Commons, and the Campus Green.
- Redevelop the North Field lands as a new campus heart, including a flexible outdoor campus common space called the Campus Green with seating areas, and spaces for active and passive uses. Consider the creation of a pavilion building within the Campus Green.
- Consider sites within the Campus Core for new Indigenous buildings, such as the future Indigenous House, designed to reflect and celebrate the diversity within and between Indigenous communities. This process is to be undertaken collaboratively with Indigenous Elders and community.
- Enhance the riparian areas on the campus through a connected pedestrian connection called the Riparian Ribbon to link together existing ponds, wetlands, and natural areas through pathways, a serpentine bridge across Wilson Pond, and wetland boardwalks.
- Reinforce and strengthen views and connections to adjacent forested and natural areas.



View of the existing North Field within the Campus Core Precinct.



Urban design opportunity diagram for the Campus Core Precinct. Public realm interventions could include structures or gathering spaces, public art, interpretive signage or wayfinding, and/or Indigenous placemaking initiatives. Diagram is illustrative in nature.



Campus Demonstration Plan showing the potential build out of the Campus Core Precinct to the year 2036. Concept is illustrative in nature.

Key Design Interventions

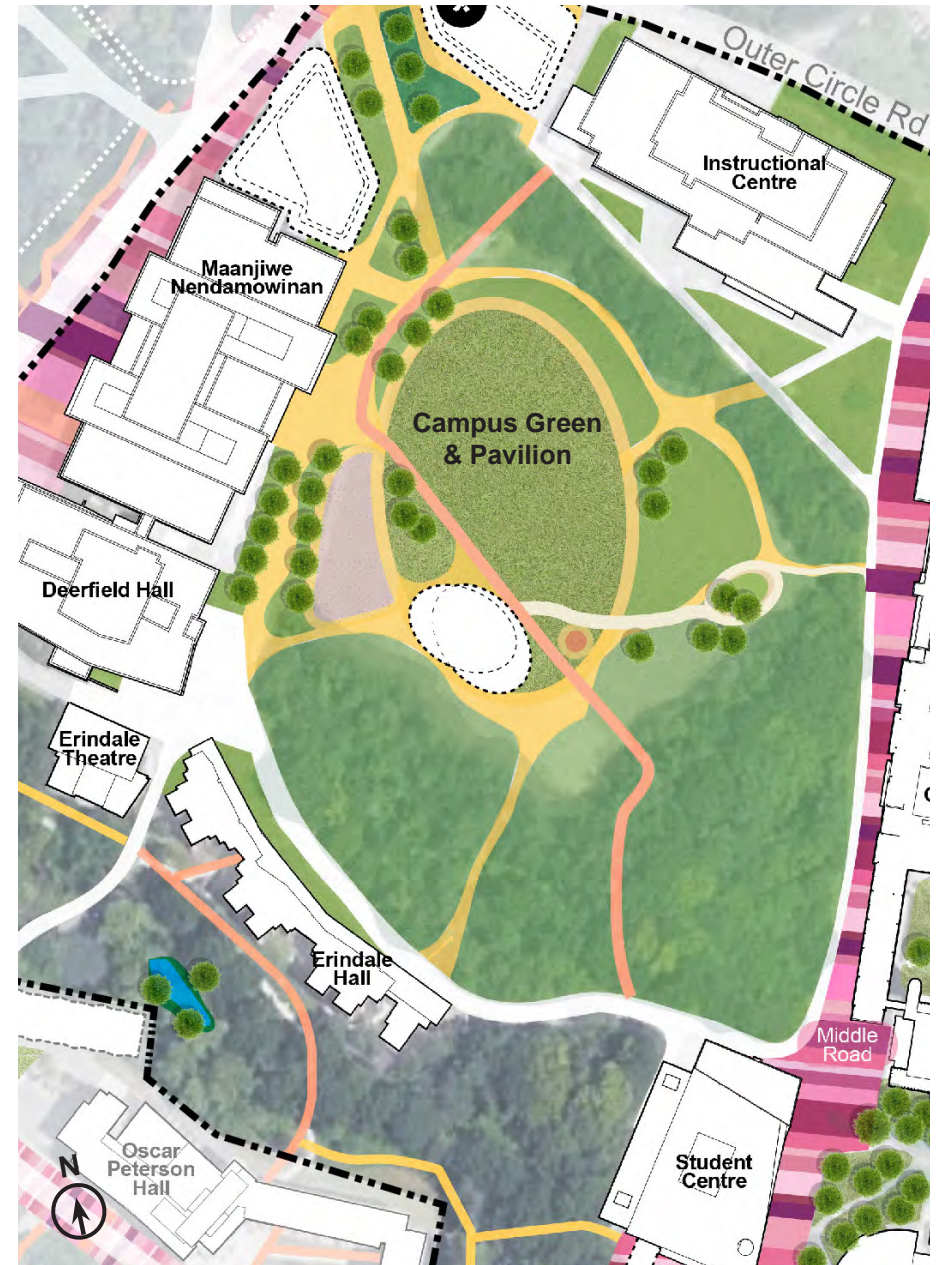
The Campus Core Precinct has opportunities for limited development on key sites. The largest opportunities within the Campus Core relate to enhancements to the existing networks of campus open spaces, pedestrian connections, and enhanced public realm features.

Site CC-1: Campus Green & Pavilion

The existing North Field is surrounded by mature trees in a central area of the Core Campus, and currently contains a soccer field, tennis courts, and a beach volleyball area. These lands have long been envisioned as a new flexible university outdoor space called the Campus Green that forms a new campus heart.

The Campus Green can accommodate a range of passive and active uses, which could include outdoor learning areas, seating areas, and flexible open space. A pavilion building is proposed on the west side of the Green to provide animated, year-round space for campus events with uses such as interior gathering spaces and a café. Indigenous themes of sustainability, stewardship, and land-based learning should be explored in the design of the Campus Green, through the integration of Indigenous planting and landscapes, languages, imagery, and histories. Indigeneity could be expressed through a physical gathering structure, wayfinding, markers, public art, landscaping, and the representation of fire and water elements. Indigenous design elements within the Campus Green should be determined through engagement with Indigenous Elders and communities.

The Campus Green should contain lighting, seating, tables, and other furnishings. Outdoor study and events should be accommodated by including electrified plug-ins and Wi-fi access. It should also include weather-protected areas to encourage active use during all four seasons. The design of the space should be sensitively integrated within the existing mature treed area that defines the site.

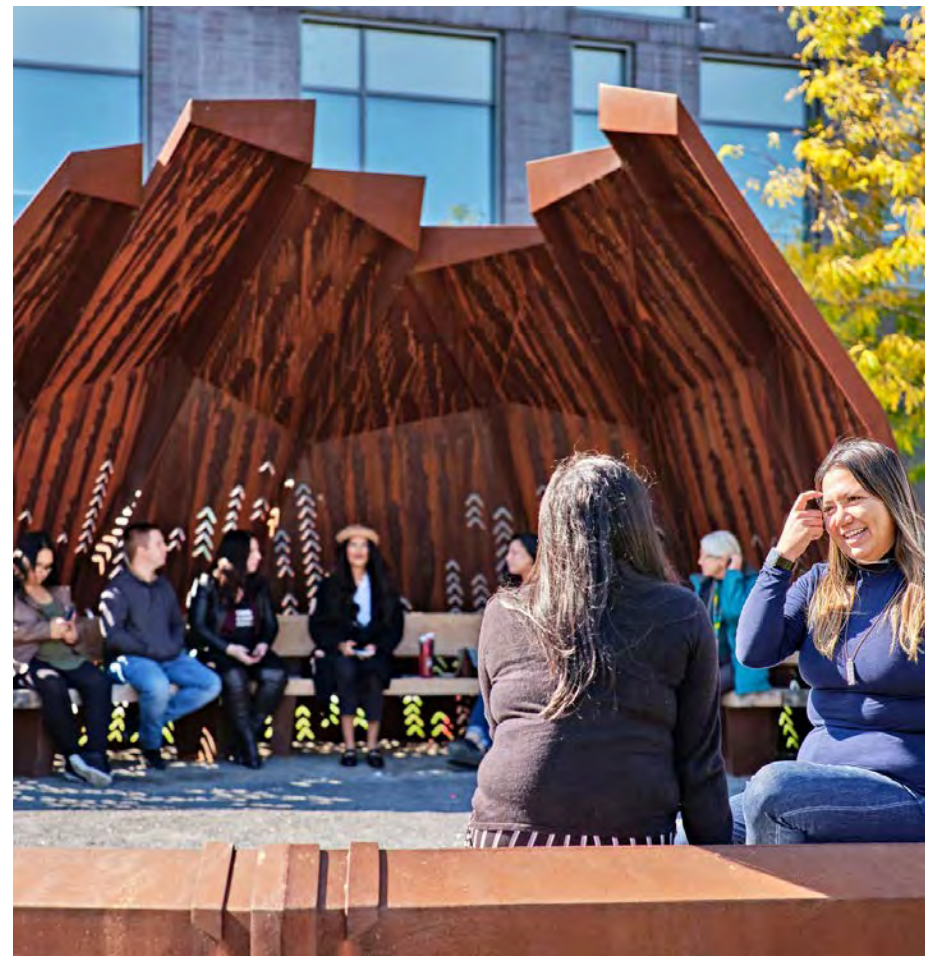


Site CC-1 Campus Green & Pavilion. Concept is illustrative.

An enhanced system of pedestrian pathways will improve connectivity from the Campus Green to other key campus destinations. Opportunities to strengthen linkages from the Campus Green further north towards the forest should be considered to improve views and connectivity to the campus' forest setting.



Flexible furnishings in the Campus Green will promote year-round use.



Indigenous elements and structures within the design of the Campus Green will contribute to Indigenous placekeeping and placemaking.

The design of the pavilion within the Campus Green should allow for the animation of the Campus Green year-round.

The ideal site for the pavilion is along the southwestern edge of the Campus Green, in the location of the existing tennis courts and beach volleyball area, to create a pavilion nestled within the unique treed setting and to allow for high visibility within the Campus Green from adjacent buildings and sites. A future pavilion should be sensitively designed and integrated into the existing mature tree canopy and provide improved physical views and interaction with this unique natural campus feature.

Other locations adjacent to the Campus Green could be selected for the pavilion, but should ensure that one large open space for the Campus Green is maintained for a range of flexible programming and passive uses. The placement of the pavilion should not fragment the Campus Green into a series of smaller spaces.

The Campus Green pavilion should be of an appropriate massing, scale, and height. It should not exceed 10 metres in height and should transition appropriately to mature trees, pathways, the Campus Green, and adjacent areas.



Conceptual view of a potential future design for the Campus Green pavilion, view facing west.



Conceptual view of a potential future design for the Campus Green pavilion, view facing northwest.

An enclosed pavilion within the Campus Green can connect students, staff, faculty, and visitors to adjacent mature treed areas, provide a way to animate the Campus Green year-round, and offer space for land-based learning, outdoor education, and events. Concepts and precedent images of pavilion design are illustrative in nature, as the Campus Green offers an opportunity for the shape and style to reflect the needs and uses of a future building on this site.



Site CC-7: Development & Open Space Opportunities

Site CC-7 contains the existing P1 parking lot. This lot provides parking and servicing areas for the adjacent Maanjiwe nendamowinan (MN) building to the west and the Instructional Centre to the south. The site is bound by Outer Circle Road to the north and east, with Principal's Road and the forest beyond. The North Field is located to the south, which is the site of the future Campus Green.

The site's unique location serves as a transition between the Campus Core Precinct and Forest Precinct. Its location adjacent to the future Campus Green should be highlighted through future development, landscaping, and open space opportunities on the site.

Street-oriented development adjacent to Outer Circle Road should be pursued to improve animation of the public realm, which may include building entrances and a porous ground floor condition.

A wide landscaped pedestrian link should be created as part of the site's redevelopment from Principal's Road and Outer Circle Road to the Campus Green. Development should capitalize on views to the forest and the Campus Green through building orientation, design, massing, and materiality.



Site CC-7 Site Opportunities.



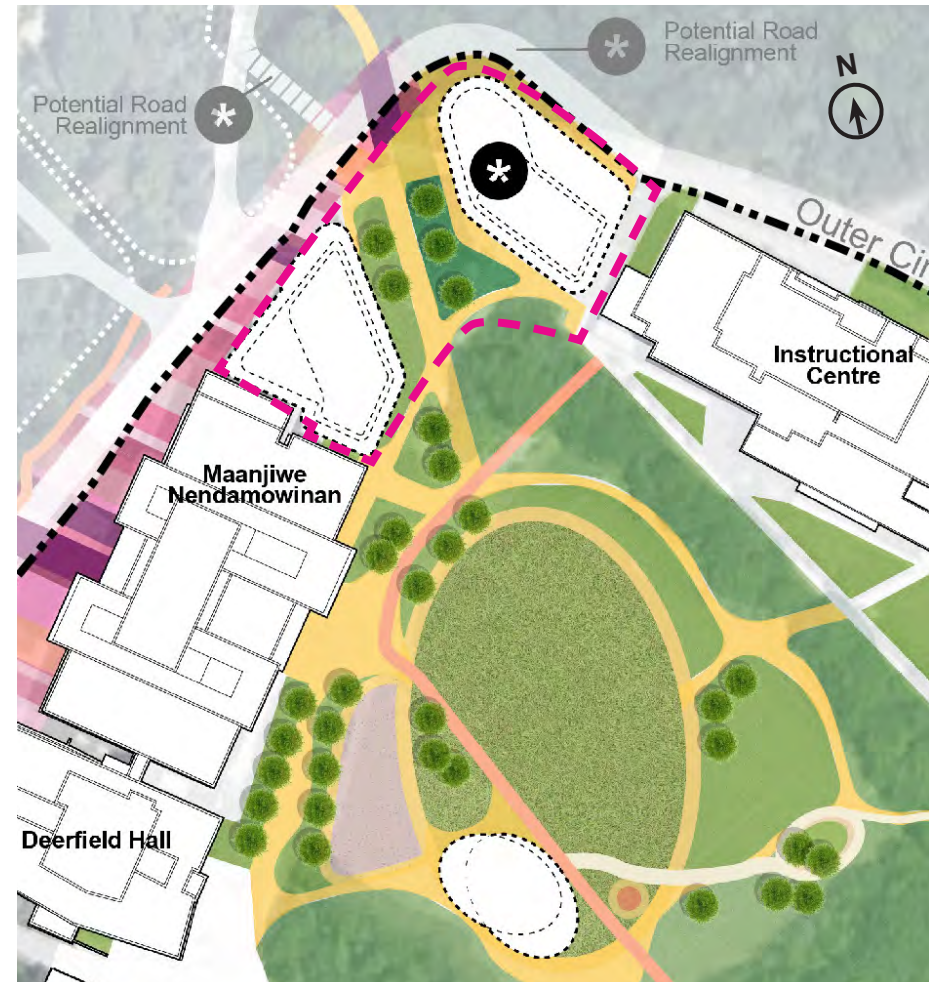
Site CC-7 contains two sub-areas where future development could occur: the parking lot adjacent to the Maanjiwe nendamowinan (MN) Building, and the parking lot adjacent to the Instructional Centre.

A potential road realignment of the northeast portion of Outer Circle Road could provide increased developable lands adjacent to the Instructional Centre. Realignment of Outer Circle Road would impact High Conservation Priority Natural Heritage Features, primarily in the form of mature deciduous forests. Site-specific environmental studies should be undertaken to determine the magnitude of impacts to existing ecology and wildlife habitat and mitigation strategies.

Existing loading and servicing functions for the MN Building should be maintained at the north of the site. Existing loading for the Instructional Centre should also be maintained.

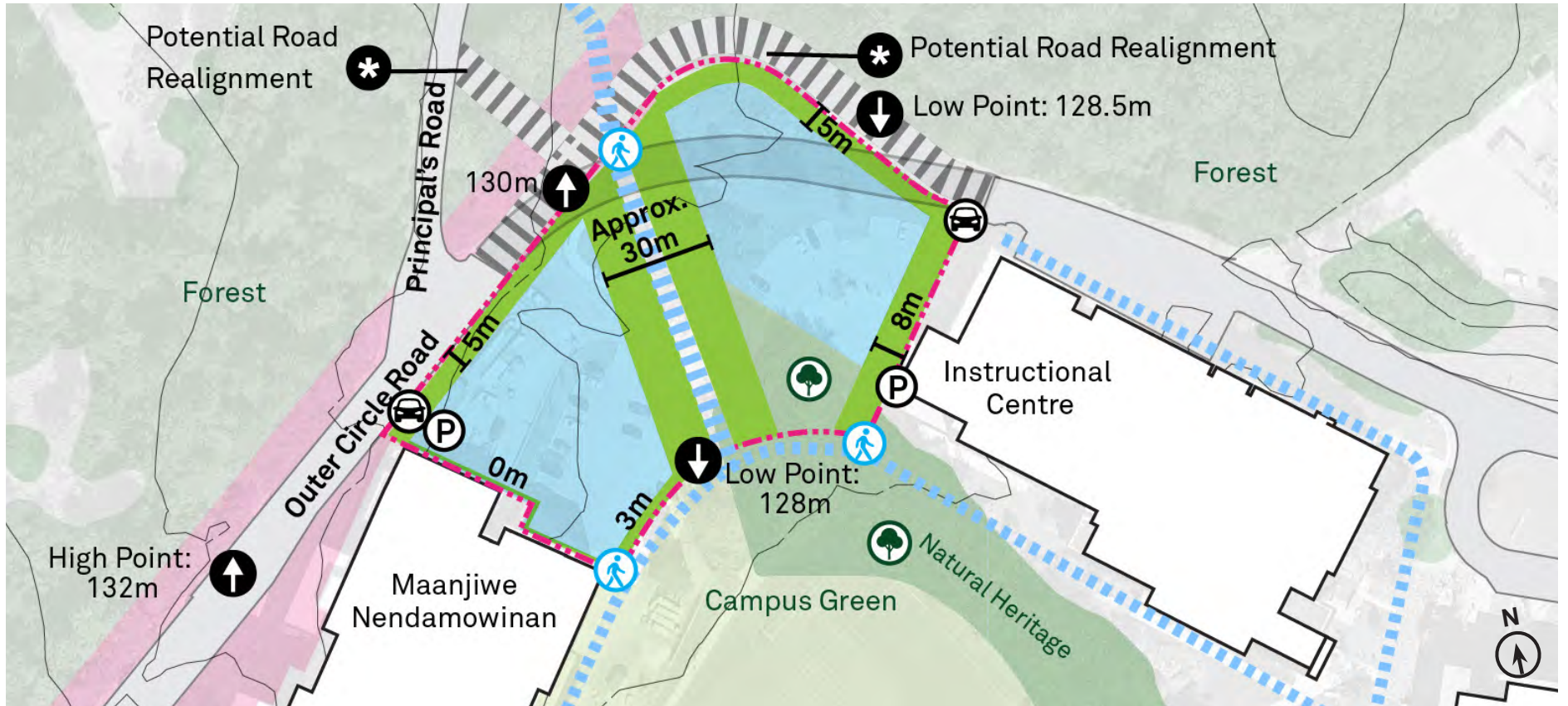
Site CC-7 may present opportunities for underground parking on the site adjacent to the Instructional Centre.

Both potential building areas should promote views to the forest and the Campus Green, and facilitate the creation of a wide, landscaped pedestrian connection linking these two areas.



Site CC-7 Development & Open Space. Concept is illustrative.

* Sites and road realignments subject to environmental study



- Site Boundary
- Existing & Confirmed Buildings
- Potential Buildable Area
- Minimum Setbacks
- Pedestrian Enhancement Zones
- Priority Pedestrian Connections
- P Pedestrian Access
- P Natural Heritage
- * Potential Road Realignment
- ↓ Vehicular Access
- P Parking and Loading
- ~ Topography Lines
- ↑ High Point in Topography
- ↓ Low Point in Topography

Site opportunities for Site CC-7 include creating new buildings that frame a new landscaped pedestrian connection, and providing views and improved pedestrian connections between the Campus Green and the forest. Concept is illustrative in nature.

Site CC-7: Key Design Principles

1. Create a defined streetwall along Outer Circle Road
2. Accommodate a wide, landscaped path that promotes views and connections to the Campus Green and the forest
3. Create a defined building base framing the Campus Green
4. Transition appropriately to adjacent natural heritage
5. Create a sufficient setback from the Instructional Centre to accommodate the existing loading area and potential future underground parking opportunities
6. Maintain access to loading for the Maanjiwe nendamowinan building



Potential building massing for Site CC-7 demonstrating key site design principles. View from the future Campus Green looking north.







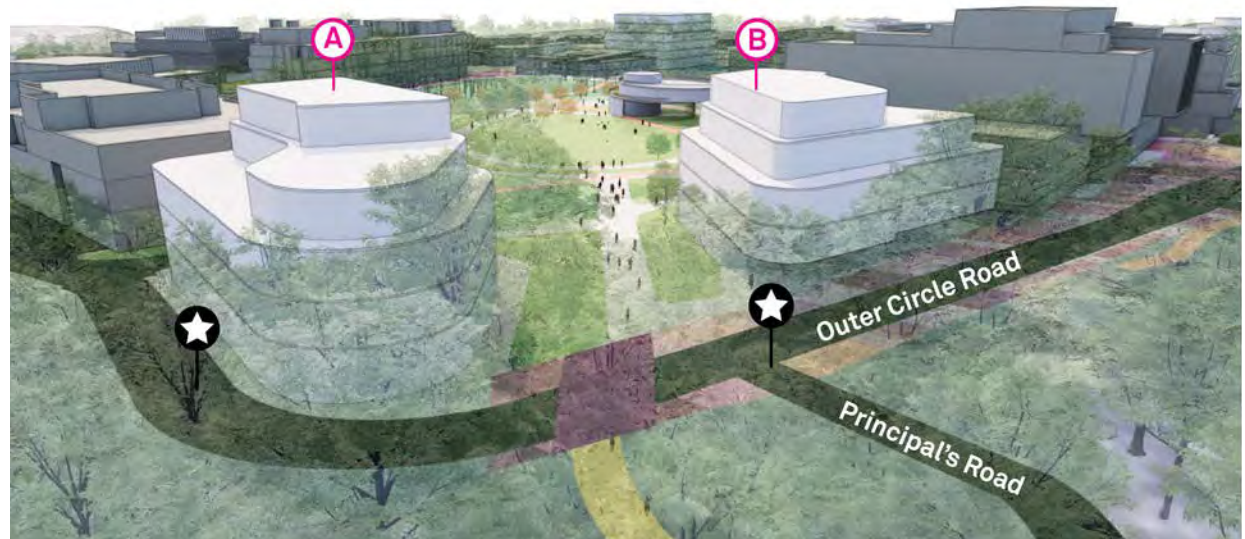
Potential building massing for Site CC-7 demonstrating key site design principles. View from the future Campus Green looking north.

Site CC-7: Key Design Metrics

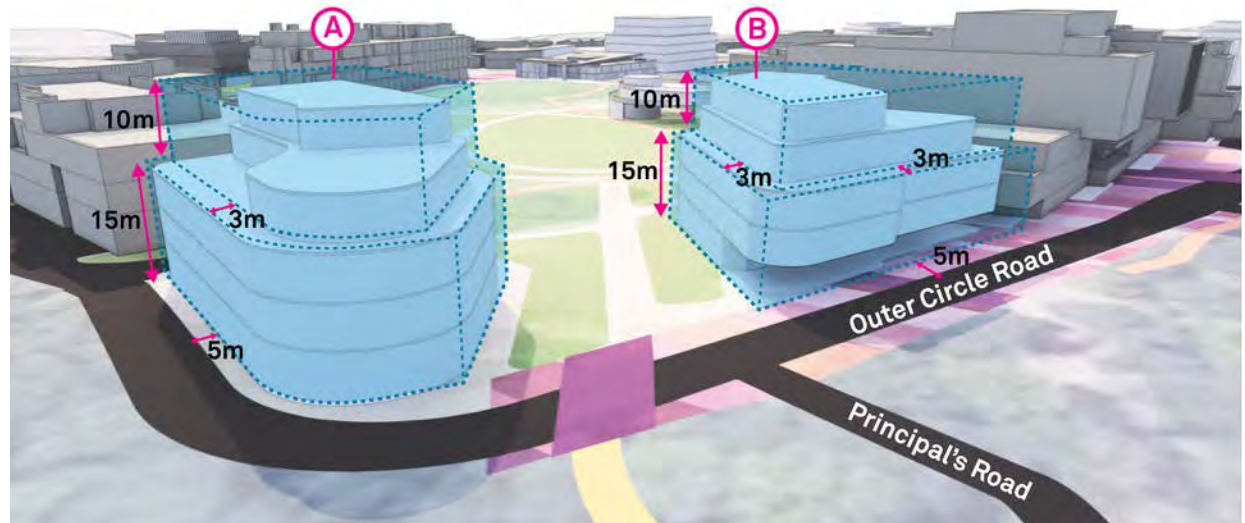
Maximum Height Permitted	25.0 m
Potential Building Opportunities (PBO) Total Site GFA	10,500 m²
Total Site Area	7,200 m²
Sub Site A	
Maximum Building Envelope Volume (BEV)	41,000 m ³
Building Mass Volume (BMV)*	33,000 m ³
% of BMV within BEV*	80%
PBO GFA	5,000 m ²
Sub Site B	
Maximum Building Envelope Volume (BEV)	43,000 m ³
Building Mass Volume (BMV)*	30,000 m ³
% of BMV within BEV*	70%
PBO GFA	5,500 m ²

*Note: Represented BMV concept is illustrative in nature. Mechanical penthouses are not included within the proposed building envelopes and they may protrude from the recommended building volume

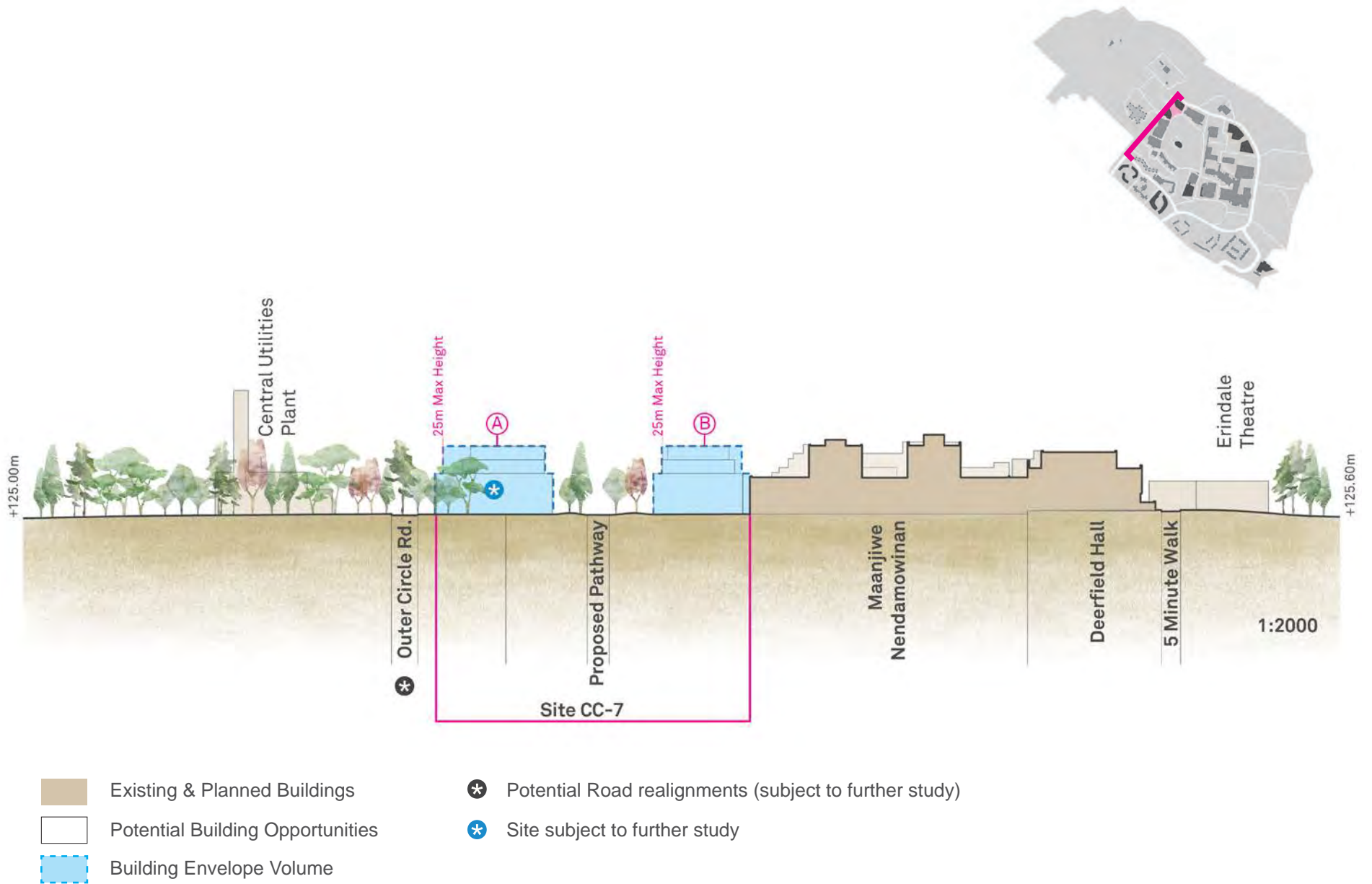
-  Existing & Planned Buildings
-  Potential Building Opportunities (PBO)
-  Building Envelope Volume (BEV)
-  Potential Road Realignments (subject to further study)



Potential building massing for Site CC-7 demonstrating key site design principles. View from Outer Circle Road looking south.



Potential building massing for Site CC-7 within a building envelope. View from Outer Circle Road looking south.



A section identifying recommended building envelope parameters for Site CC-7 and potential building opportunities that could fit within each envelope. Section is looking south from the site.

Riparian Ribbon Pedestrian Network

The majority of the Riparian Ribbon is located within the Campus Core Precinct. The network is located from the South Pond in the East Campus Precinct north through the Campus Core. Within the core, the network will traverse through the future Cultural Commons open space, across Wilson Pond via a future serpentine bridge, and extend through existing deciduous swamps, mixed forest, and grass marshes between Erindale Hall and Oscar Peterson Hall. The network will terminate to the north within forested areas in the Forest Precinct.

The Riparian Ribbon pedestrian network will provide opportunities for land-based learning, environmental stewardship, and improved interaction and awareness of campus ecology. The network will enhance and reinforce the existing riparian pockets throughout the campus and will create a curated and continuous nature walk consisting of ponds, wetlands, and natural areas through a series of pathways, boardwalks, and a serpentine bridge.

The Riparian Ribbon network includes opportunities for Indigenous placemaking and placekeeping through features that express Indigenous languages, cultures, and imagery. This may include but is not limited to medicinal plantings and landscaping, Indigenous structures or gathering spaces, Indigenous art, wayfinding, public art, pathway markers, and interpretive elements.

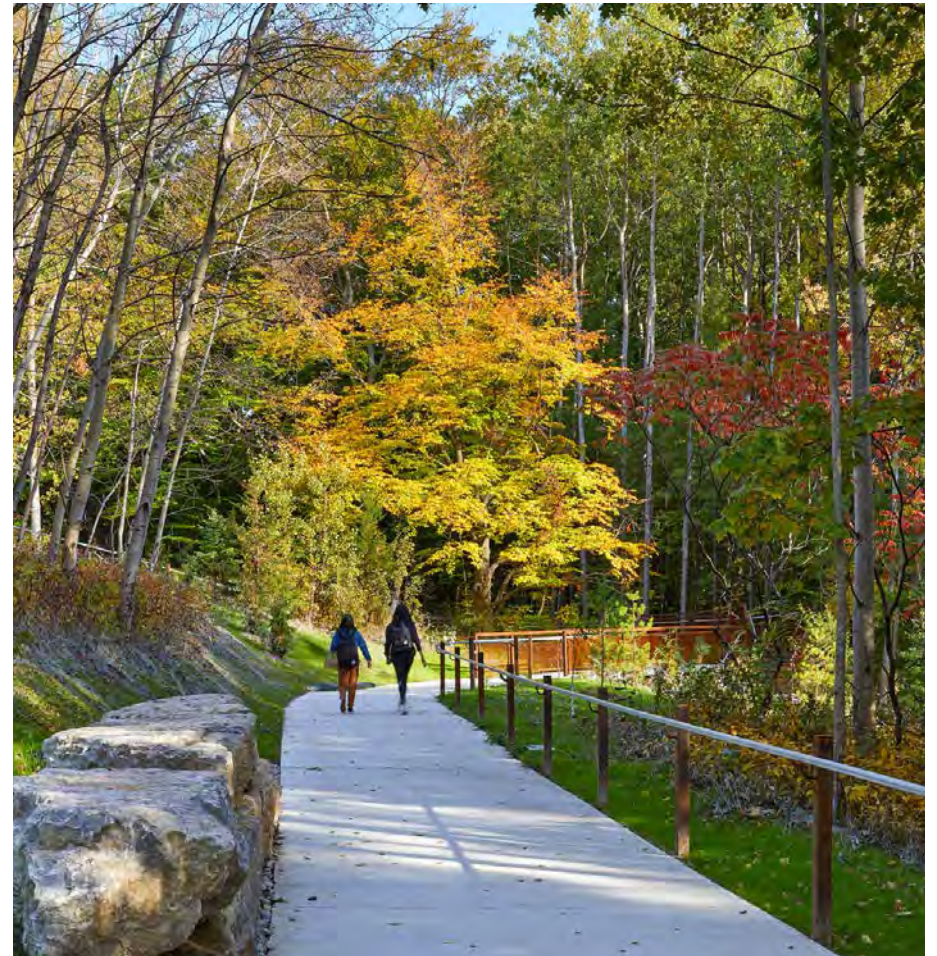
This landscape corridor should focus on the riparian campus ecology and pursue ecological enhancements to support wildlife habitat and the campus' ecological function. This could include, for instance, downed logs to support insects and fungi, nesting infrastructure for owls, tree snags for nesting birds, enhanced aquatic plants for water cleansing, and enhancements to ground cover plantings. The removal of invasive species should also be a priority in the design of the network.



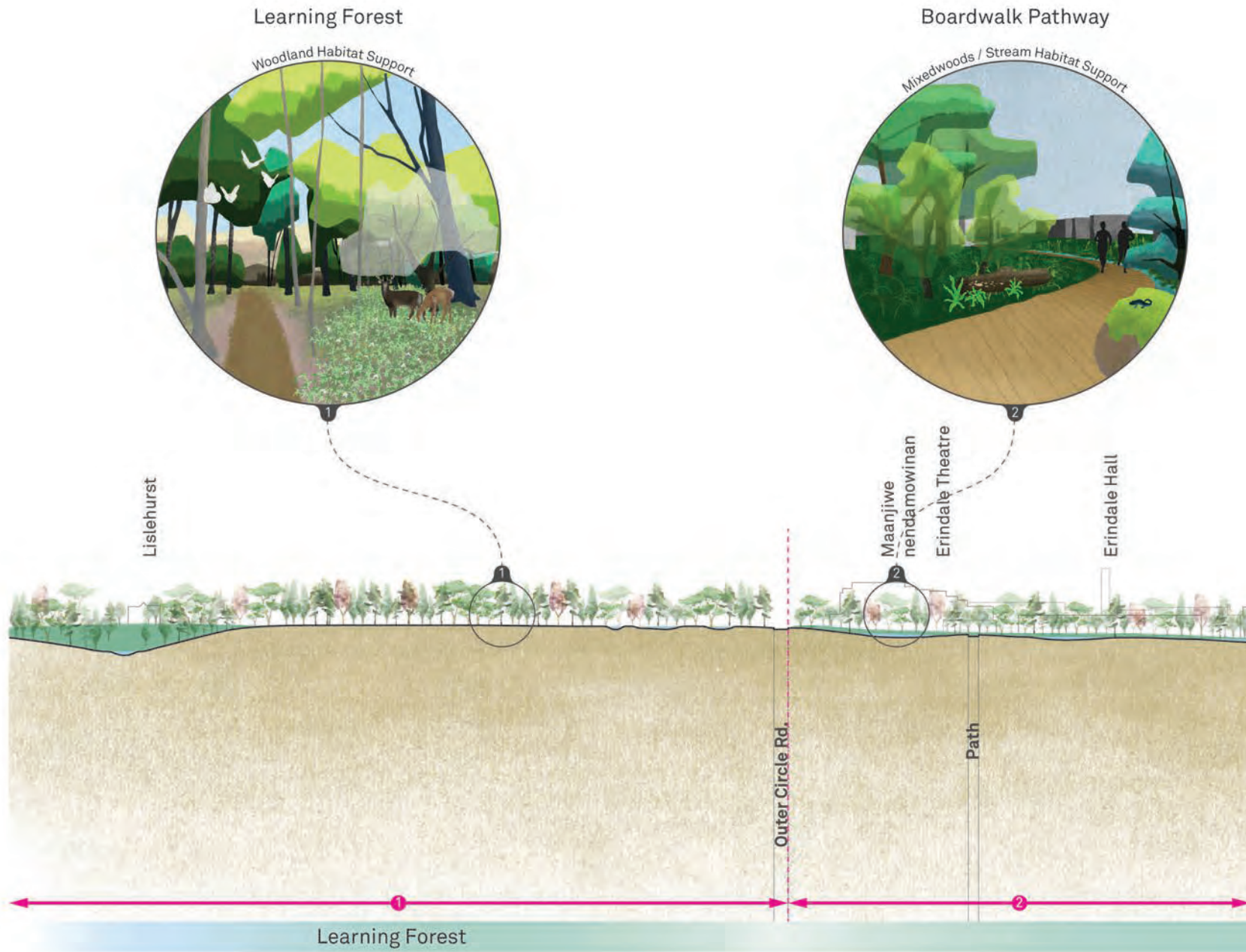
Existing riparian ecology within the Campus Core Precinct.



Pedestrian boardwalks will provide opportunities to walk through the campus' riparian areas.



Pathways through the campus will have a variety of surface treatments to promote sustainable networks, reflective of adjacent context.

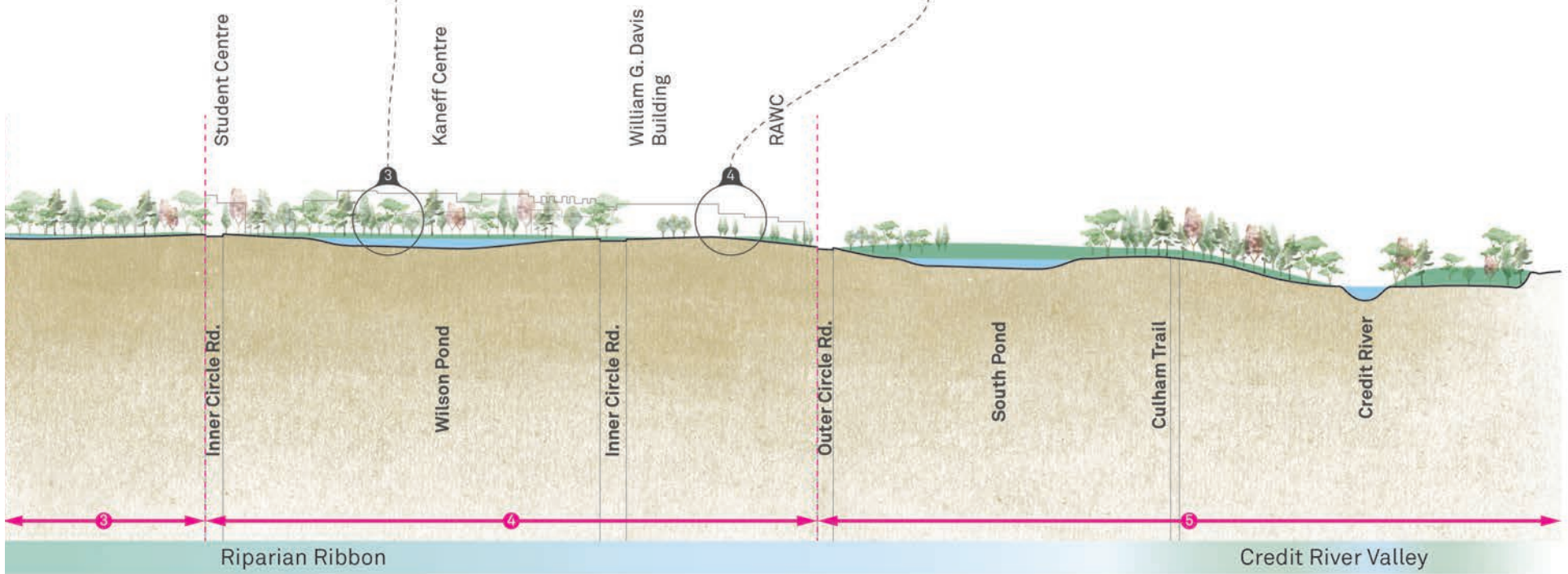


Section cut showing the Riparian Ribbon network through the Campus Core Precinct, with key interventions highlighted (see opposite page).

Serpentine Bridge



Cultural Commons



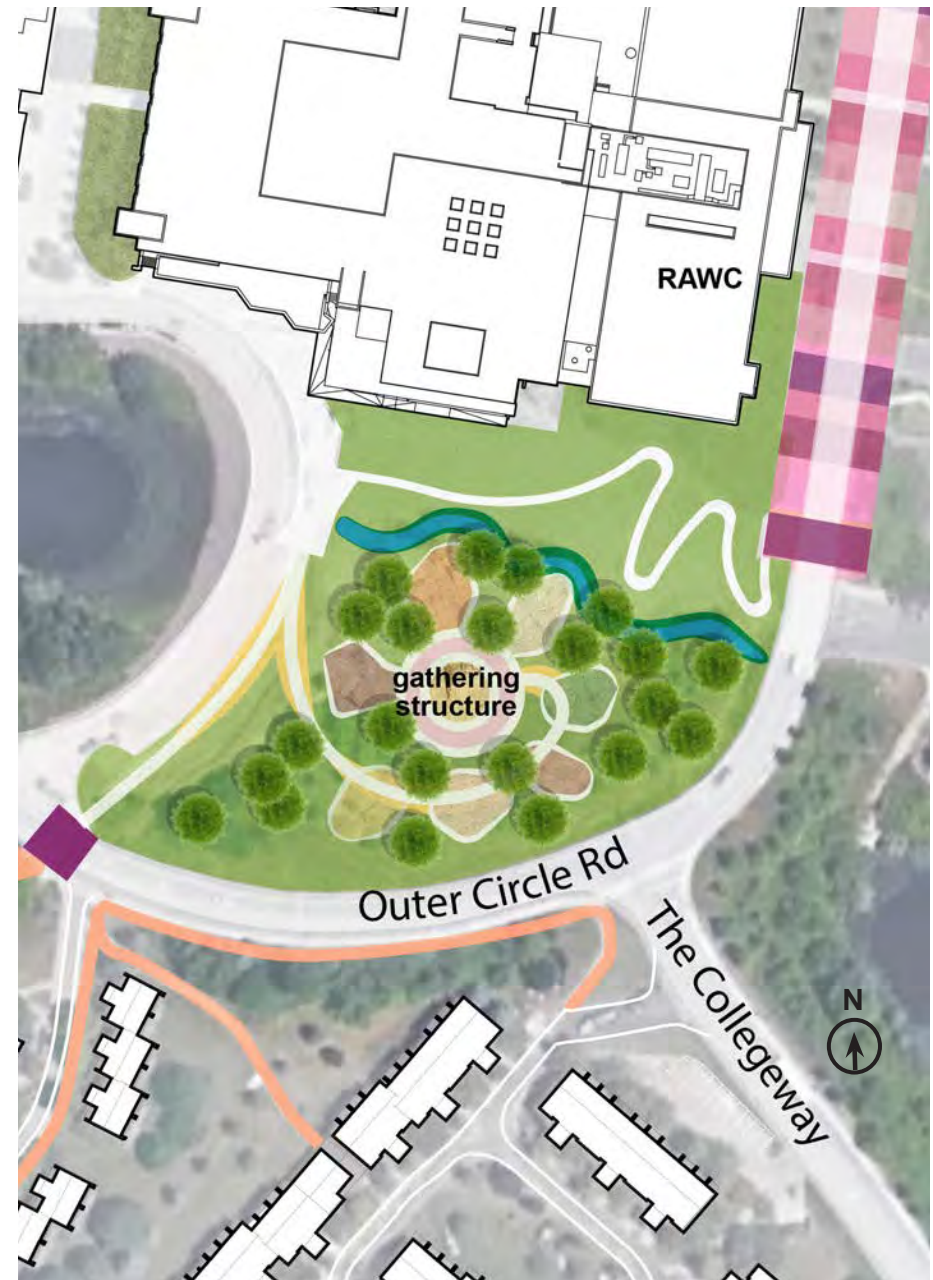
- - - Change in cut direction

Cultural Commons

The Cultural Commons open space (Site CC-14) is one of the various key destinations within the Riparian Ribbon pedestrian network. It is proposed on an existing sloped green area at the intersection of the Collegeway and Outer Circle Road and will enhance the sense of arrival from both streets. This space is located near the William G. Davis Building, south of Wilson Pond, and across the street from the Campus South Precinct. This space is currently underutilized and is in an area on campus where formalized open spaces are lacking.

The Cultural Commons will create a feature open space that welcomes visitors and users to the campus. The vision for the Cultural Commons is centred on a new Indigenous gathering structure surrounded by sustainable landscaping and gardens that relate to the broader themes of land-based learning, stewardship, and Indigenous placemaking. The site design will be inspired by Indigenous worldviews, which may include Traditional Teachings, such as the Seven Grandfather Teachings, and should incorporate traditional medicinal plants and pollinator plants.

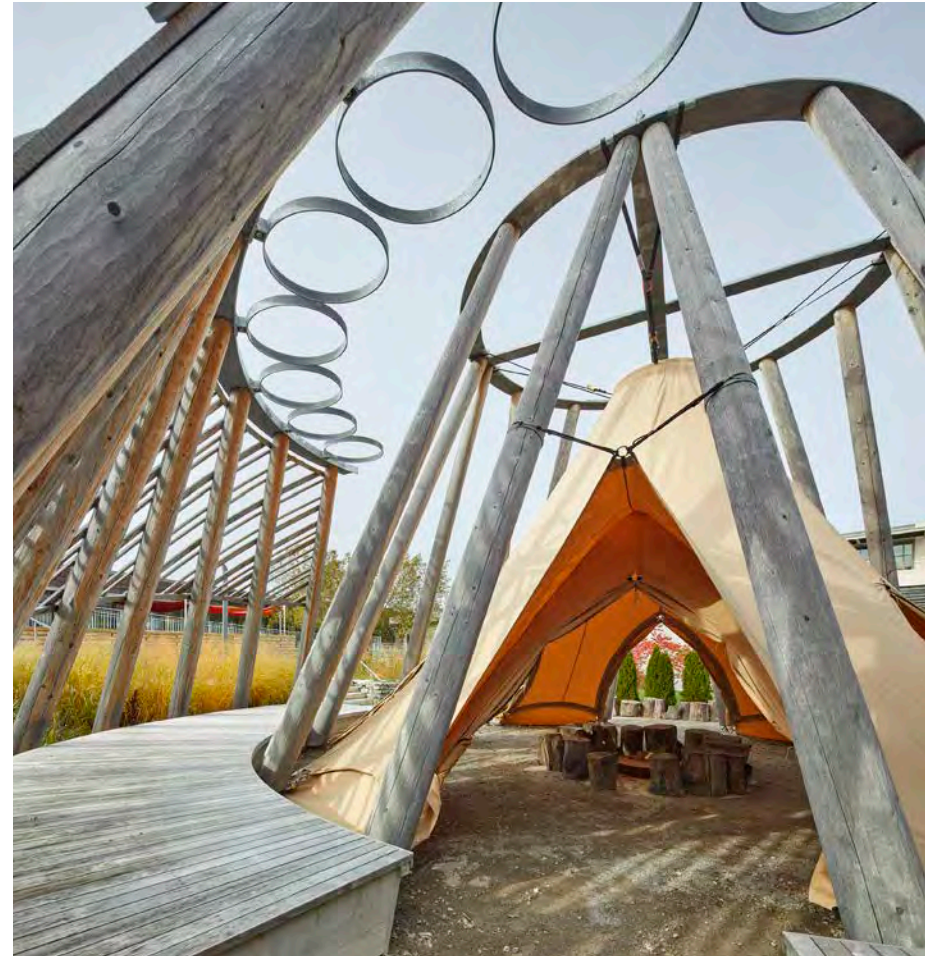
The design of the Cultural Commons should be informed by engagement with Indigenous Elders and communities, and the Elder Circle affiliated with the University of Toronto.



Cultural Commons open space. Concept is illustrative.



The Cultural Commons open space will create a feature open space with Indigenous placemaking elements.



An example of a campus open space with an Indigenous gathering structure and sustainable landscaping.

Middle Road Pedestrian Street

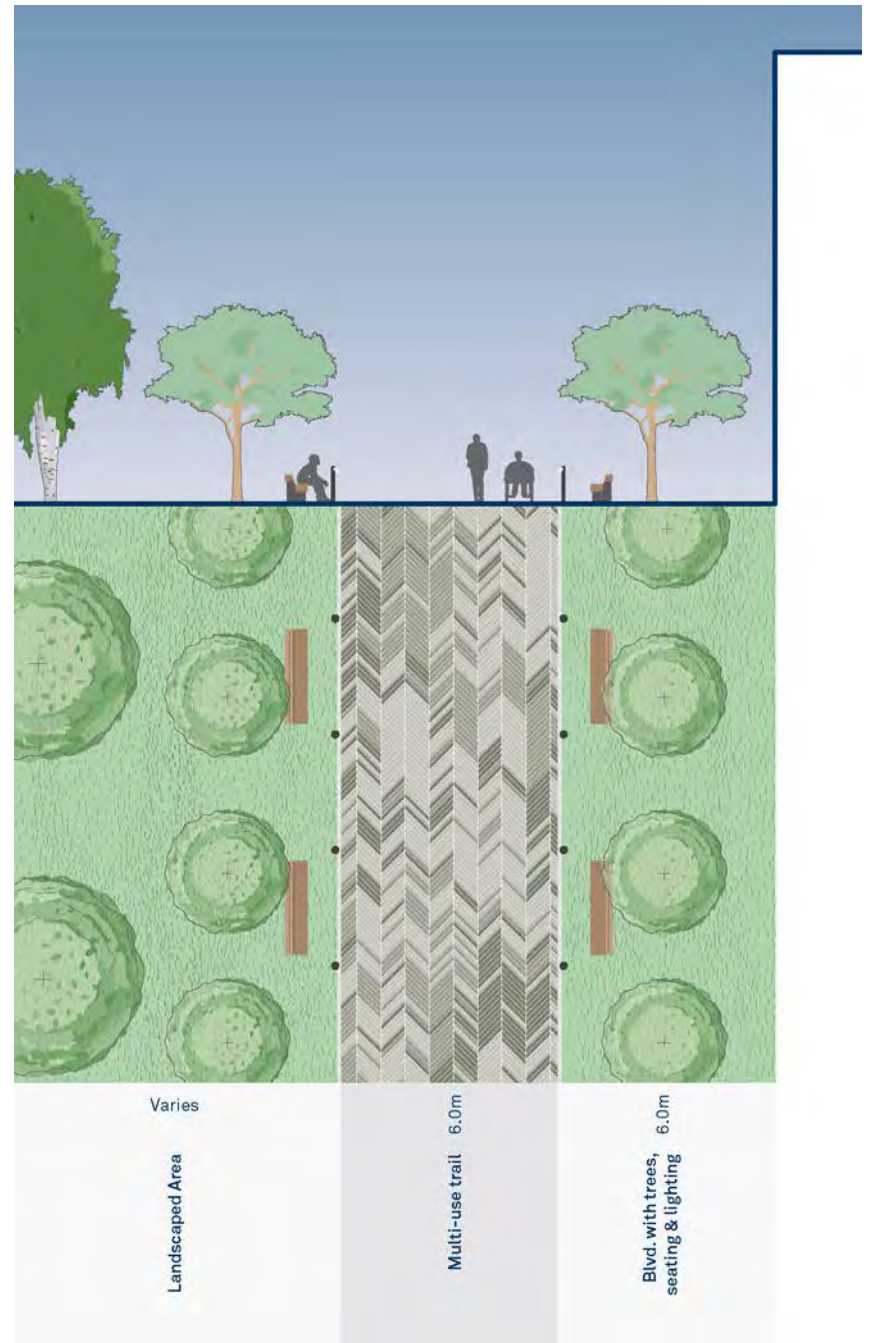
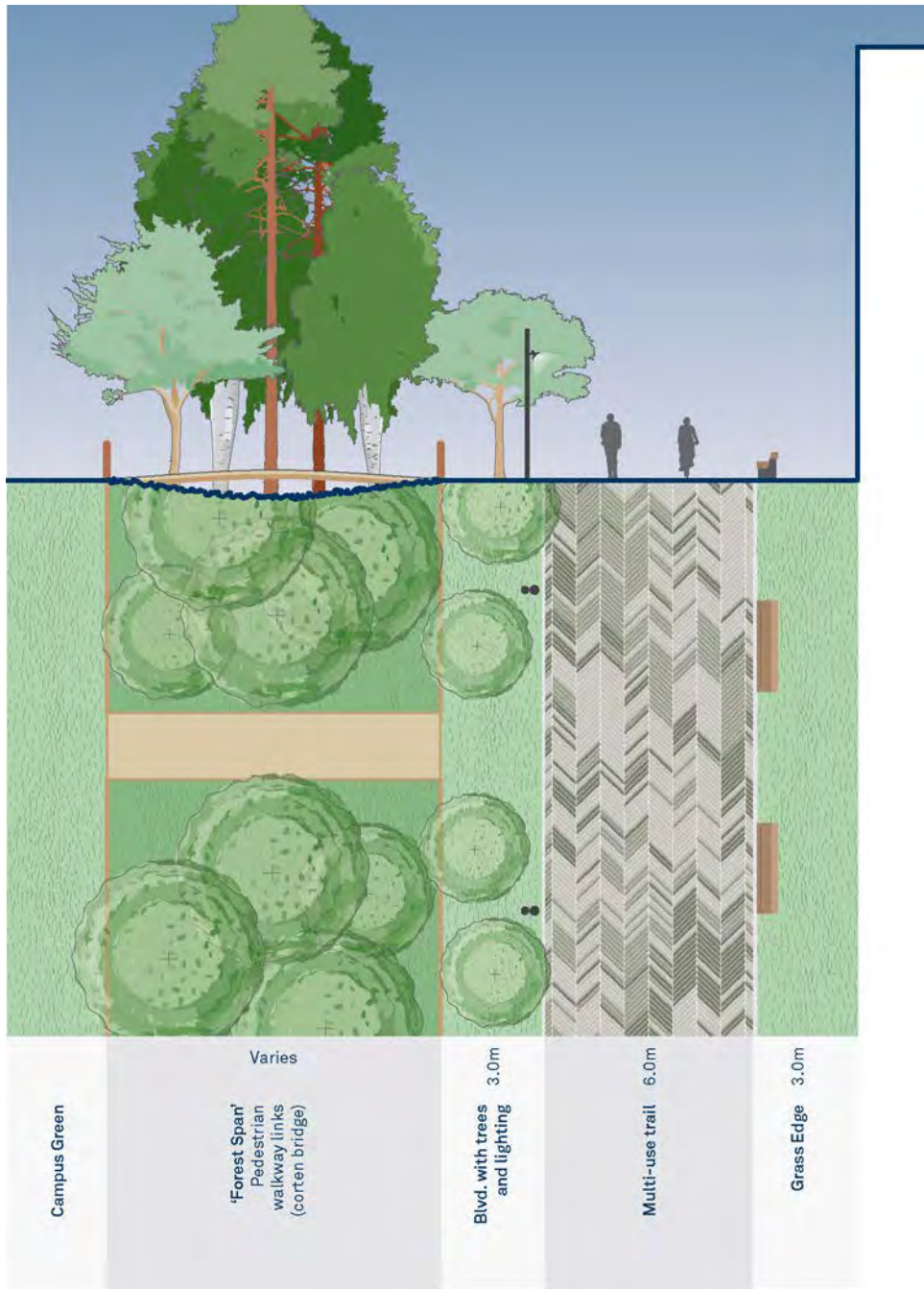
Middle Road is envisioned as a revitalized campus connection for pedestrians and cyclists to provide a continuous east-west connection from Inner Circle Road to Outer Circle Road near the Hazel McCallion Academic Learning Centre (HMALC). A consistent use of special paving, high-quality furnishings, and landscaping are recommended to enhance Middle Road. A revitalized Middle Road will promote opportunities for new connections into adjacent open spaces such as the Campus Green.

Indigenous design elements can be integrated into the design of Middle Road, including wayfinding, seating, pathway markers, public art, and landscaping elements. Design elements may reflect traditional teachings such as the Seven Grandfather Teachings. A new name should be identified for Middle Road, which may acknowledge themes related to the campus ecology, the adjacent Credit River, or cultures of local Indigenous peoples. Indigenous design elements along Middle Road and the renaming of Middle Road should be determined in collaboration with the University of Toronto's Elder Circle and Indigenous community members.

Middle Road will continue to allow entry for servicing and emergency vehicles. The university may issue special permits to allow vehicular access on occasion. Middle Road can be used by the university seasonally for special events, with key gathering areas closer to Inner Circle Road and a proposed plaza space associated with the redevelopment of the existing Academic Annex site. This new plaza space, enhanced landscaping, and public realm treatments along Middle Road will create a sense of arrival to UTM along this centralized pedestrian street.



Middle Road Pedestrian Street. Concept is illustrative.



Potential street sections for Middle Road, looking east from the CCT Building (on the left) and from the HMALC (on the right).



Middle Road will be transformed into a high-quality continuous pedestrian street, with special paving, furnishings, and landscaping treatments.



The public realm design of Middle Road should create comfortable spaces for repose, studying, and interaction.



All campus pathways will preserve and extend tree planting and ecological networks.

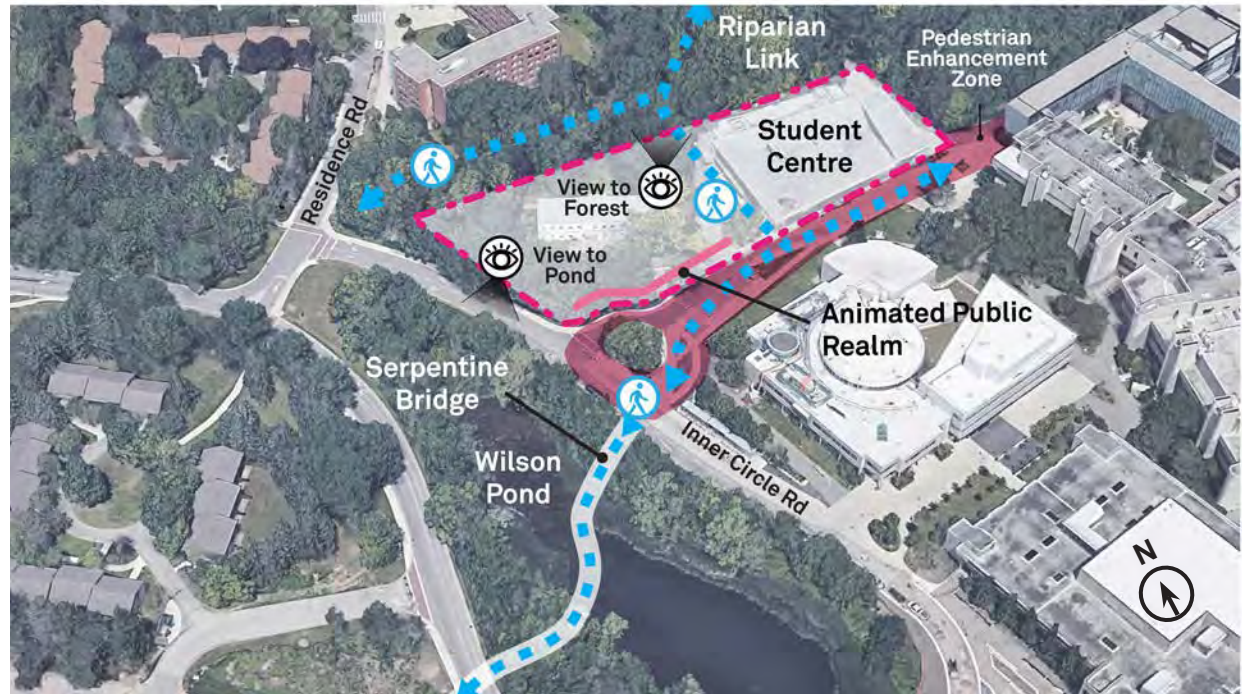


Campus open spaces should provide visual interest and high-quality plantings.

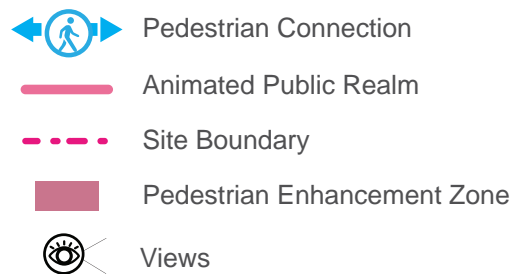
Site CC-2: Landmark Building & Plaza

Site CC-2 contains the existing Student Centre and Academic Annex Building. Future development on Site CC-2 should be sensitively integrated within the surrounding riparian context, and promote views and light imprint connections to this natural feature. Development should maintain the prominence of the adjacent Student Centre through contextually sensitive design, and conserve its character-defining elements as a listed heritage building.

The site's location at the intersection of Inner Circle Road and Middle Road presents the opportunity for a new landmark building into the core of campus from a key arrival point.



Site CC-2 Site Opportunities.



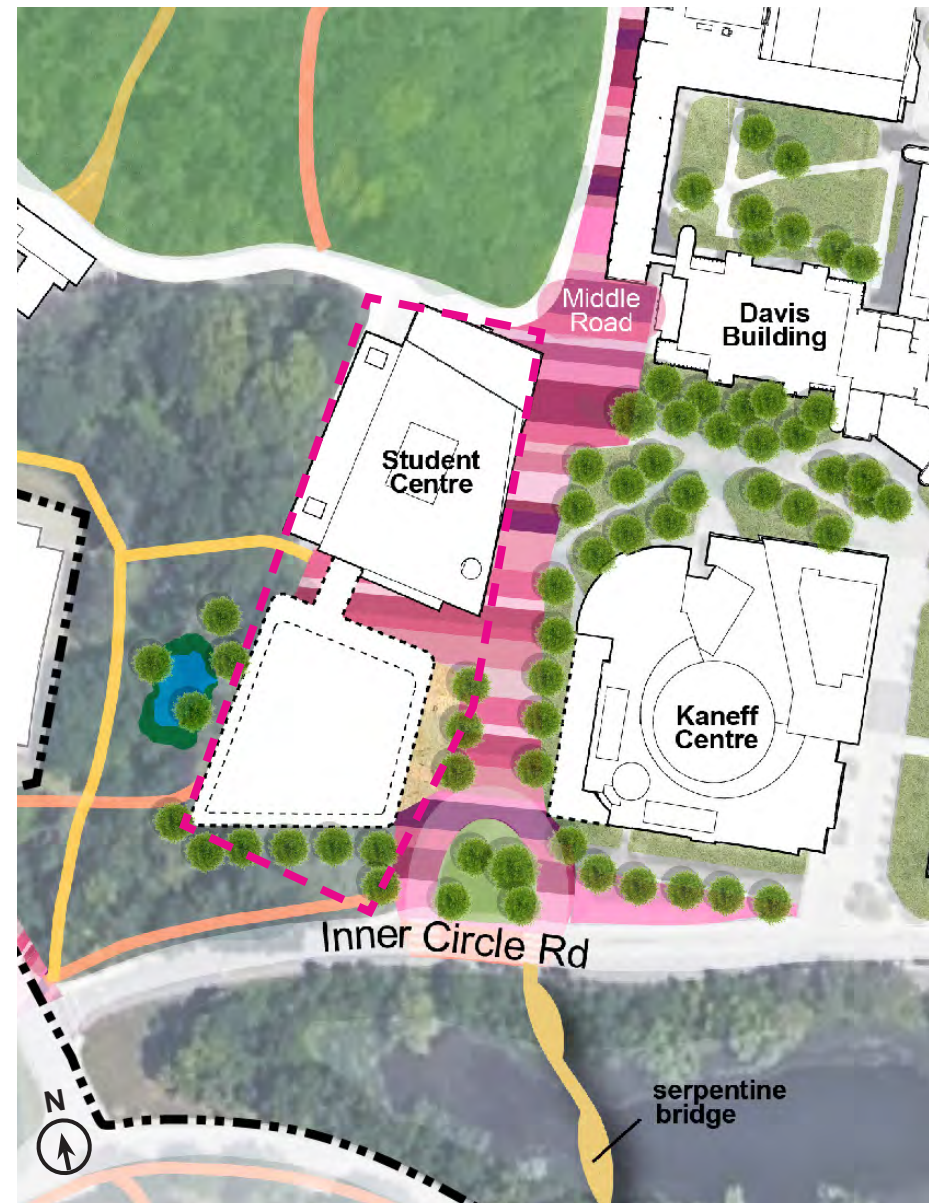
The proposed Academic Annex site will include a new campus building and plaza to anchor the west side of Middle Road. The redevelopment is anticipated to include academic uses and a combination of student-focused amenities, including social spaces and/or a café. Student-focused amenities should be located at grade to contribute to the vibrancy of Middle Road.

Development should maintain views and pedestrian connections to the adjacent riparian context, with the proposed serpentine bridge over Wilson Pond, and create a positive interface with Middle Road and Inner Circle Road.














Development should include appropriate massing and design that minimizes shadow impacts on Middle Road and the proposed plaza.

The design of the plaza should take design cues from the revitalized Middle Road and ensure consistency in furnishings, lighting, landscaping, and other design elements.

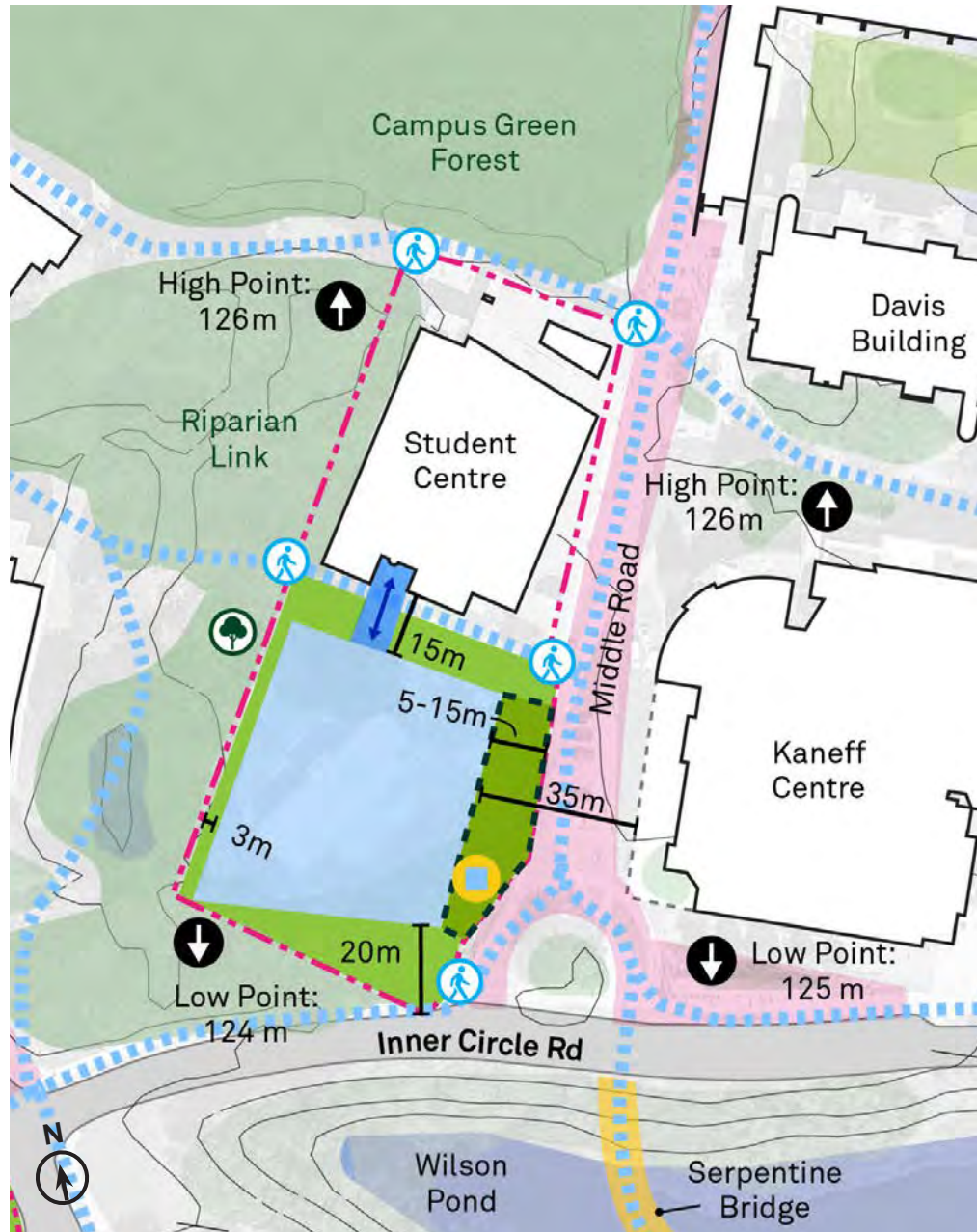
A new pick-up and drop-off area adjacent to this site could be designed concurrently to alleviate some of the existing campus vehicular congestion.



Site CC-2 New Arrival Building and Plaza. Concept is illustrative.

-  Site Boundary
-  Existing & Confirmed Buildings
-  Potential Buildable Area
-  Mid-block Connection
-  Minimum Setbacks
-  Pedestrian Enhancement Zones
-  Priority Pedestrian Connections
-  Pedestrian Access
-  Natural Heritage
-  Open Space Opportunity
-  Topography Lines
-  High Point in Topography
-  Low Point in Topography

Site opportunities for Site CC-2 include a new landmark building framing Middle Road and Inner Circle Road, a new outdoor plaza, and improved pedestrian connections to Inner Circle Road and adjacent riparian areas. Concept is illustrative in nature.



Site CC-2: Key Design Principles

1. Create a defined streetwall along Middle Road
2. Create a porous, grade-level building condition that contributes to animation along Middle Road
3. Transition appropriately to adjacent natural heritage and riparian areas
4. Ensure building massing creates an appropriate transition to the adjacent Student Centre and Inner Circle Road
5. Maintain and enhance the visual prominence of the Student Centre
6. Create an indoor or exterior mid-block connection between the new CC-2 building and the Student Centre
7. Ensure that building design and massing allow for sunlight at grade and views of the adjacent forest and riparian context



Potential building massing for Site CC-2 demonstrating key site design principles. View from Middle Road looking northwest.



Potential building massing for Site CC-2 demonstrating key site design principles. View from Inner Circle Road and Middle Road looking northwest.

Site CC-2: Key Design Metrics

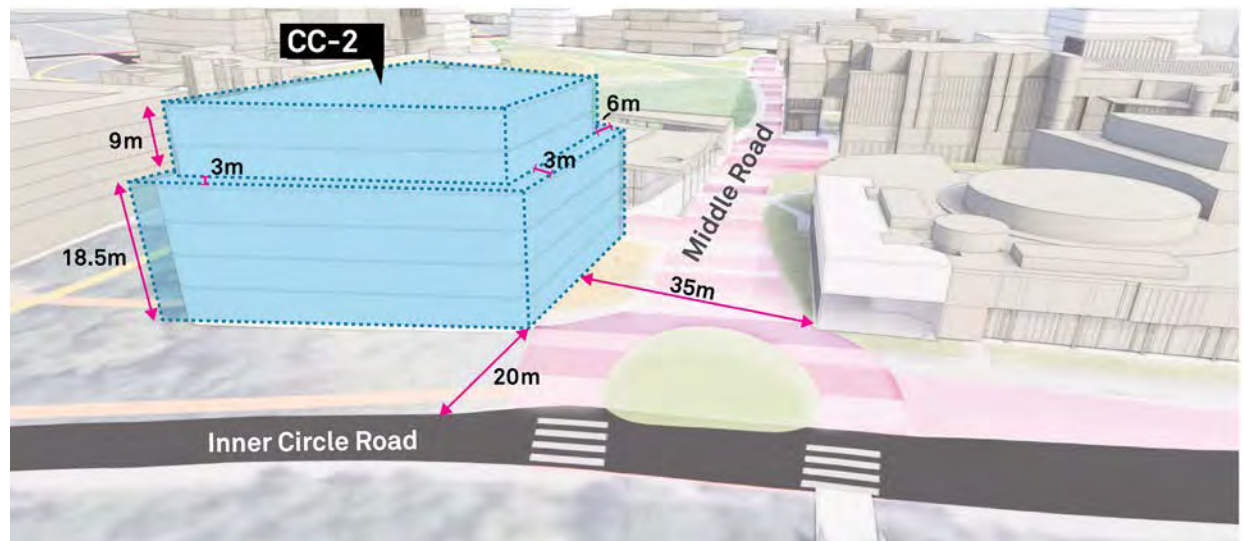
Maximum Height Permitted	27.5 m
Potential Building Opportunities (PBO) Total Site GFA	10,000 m ²
Total Site Area	7,700m ²
Maximum Building Envelope Volume (BEV)	56,000 m ³
Building Mass Volume (BMV)*	56,000 m ³
% of BMV within BEV*	100%

*Note: Represented BMV concept is illustrative in nature. Mechanical penthouses are not included within the proposed building envelopes and may protrude from the recommended building volume

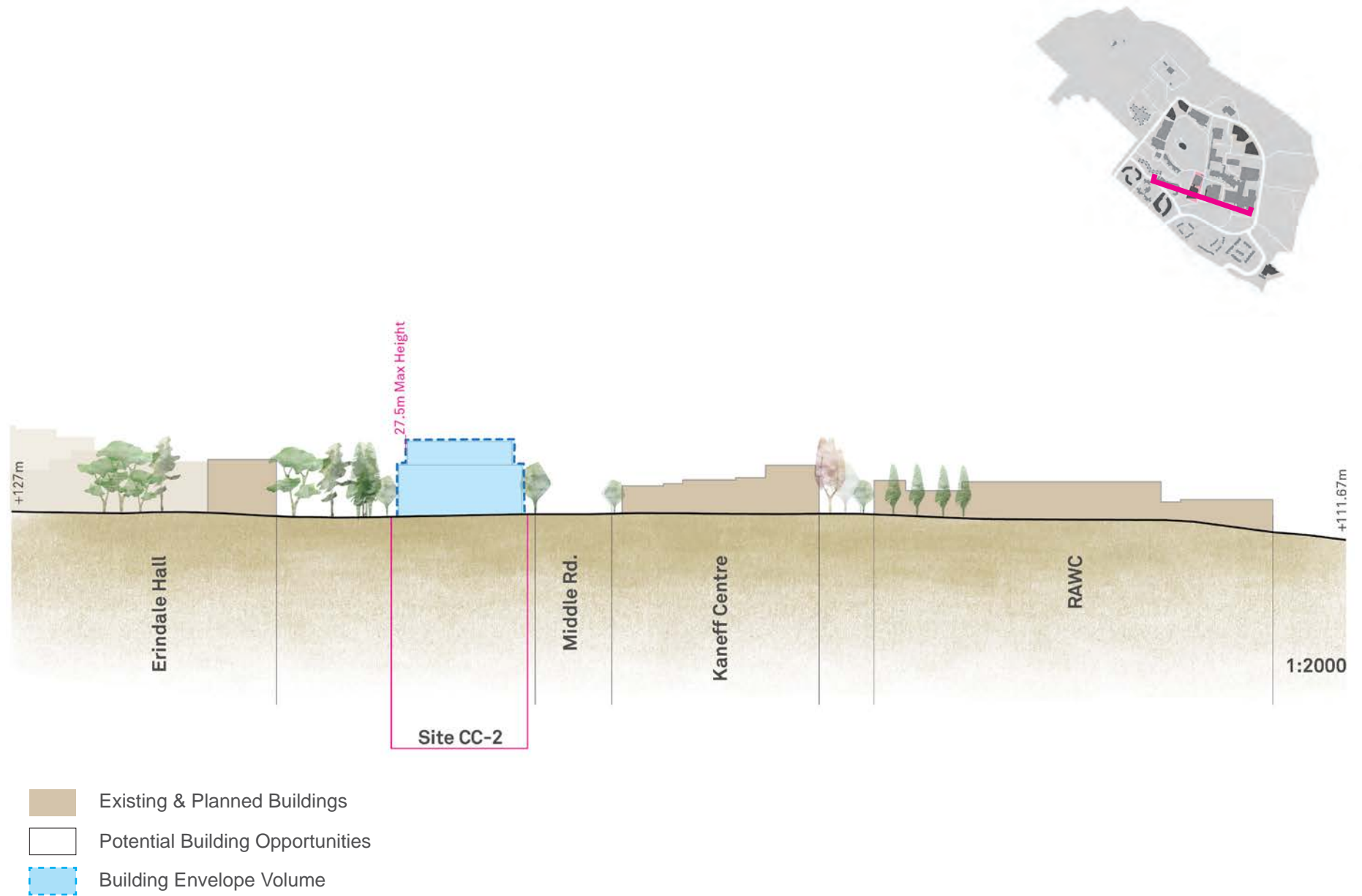
-  Existing & Planned Buildings
-  Potential Building Opportunities (PBO)
-  Building Envelope Volume (BEV)
-  Potential Plaza



Potential building massing for Site CC-2 demonstrating key site design principles. View from Inner Circle Road looking northeast.



Potential building massing for Site CC-2 within a building envelope. View from Inner Circle Road looking northeast.



A section identifying recommended building envelope parameters for Site CC-2 and a potential building opportunity that could fit within the envelope. Section is looking east from the site.

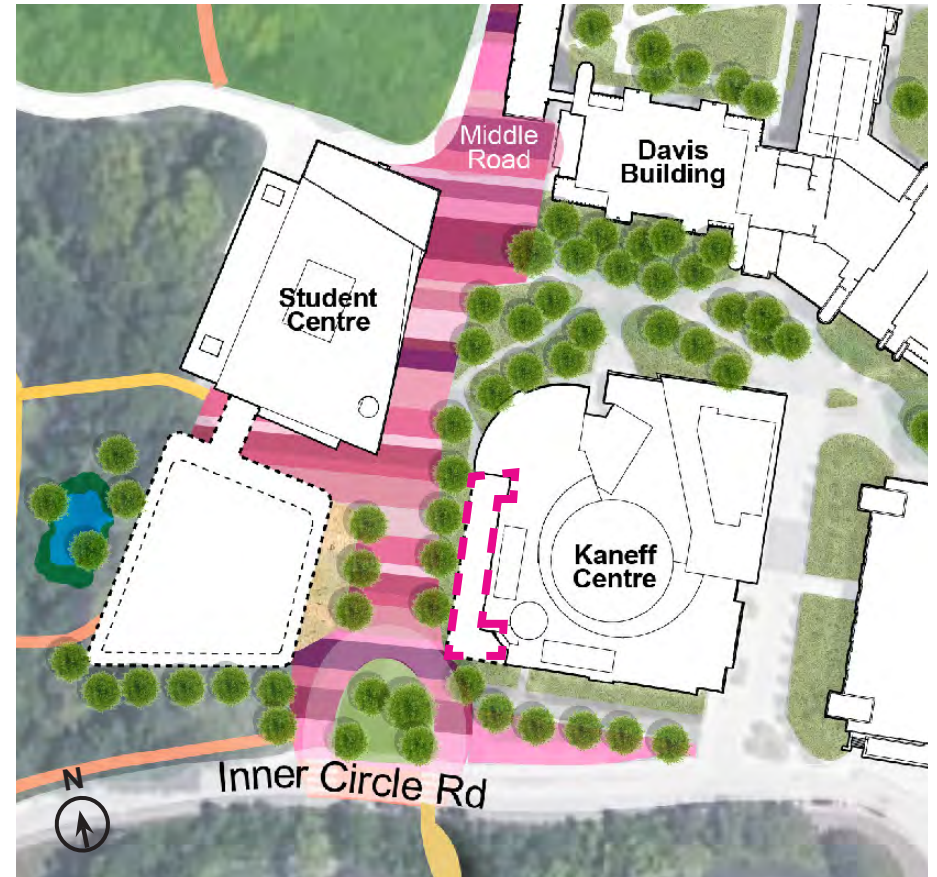
Site CC-3a: Kaneff Centre Building Addition

Site CC-3 contains the existing Kaneff Centre/ Innovation Complex. Site CC-3a contains a small lawn on the north side of the Kaneff Centre, facing Middle Road, which could accommodate a small building addition. The building addition could maintain the height of the existing Kaneff Centre, but additional height may be possible, subject to future feasibility studies and structural assessments.

A future addition should improve visibility between the building and Middle Road. It should also create a positive interface with Middle Road and the proposed plaza on Site CC-2 through animated at-grade uses including social spaces. The addition should also maintain and enhance the visual prominence of the Student Centre.

Site CC-3a: Key Design Principles

1. Create a defined streetwall along Middle Road
2. Create a porous grade-level building condition that contributes to animation along Middle Road
3. Maintain and enhance the visual prominence of the Student Centre



Site CC-3a Kaneff Centre Building Addition. Concept is illustrative.



Potential building massing for Site CC-3a demonstrating key site design principles. View from Middle Road and Inner Circle Road looking southeast.



Potential building massing for Site CC-3a demonstrating key site design principles. View from Middle Road looking southwest.

Site CC-10: New Development & the Academic Quad

Site CC-10 contains the existing P9 parking lot. The lot is bound by Outer Circle Road to the east and south. The South Field is located further south, and forested areas exist further east.

Site CC-10 is an important development site within the Campus Core that is currently underutilized. Development on this site would better frame Outer Circle Road and better define the transition between the campus core and the adjacent forest.

Development of this site also provides an important opportunity to improve the pedestrian-level condition along this portion of Outer Circle Road, improve visibility onto the street, and enhance the pedestrian boulevard design.



Site CC-10 Site Opportunities.

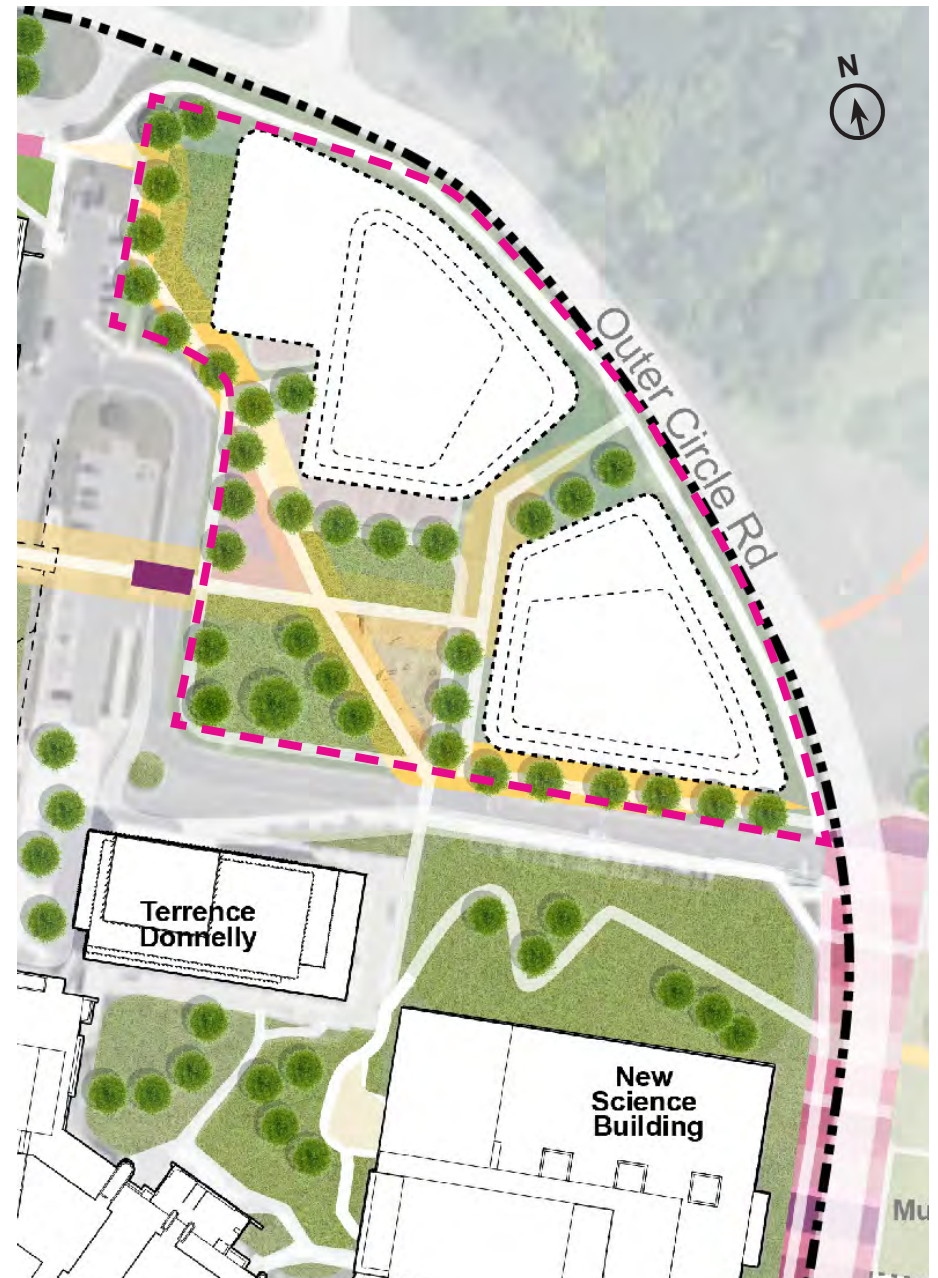
- | | | | |
|--|-----------------------------|--|-----------------------------|
| | Pedestrian Connection | | Pedestrian Enhancement Zone |
| | Street Oriented Development | | New Open Space |
| | Site Boundary | | Views |

The removal of existing surface parking provides significant opportunities for new development. Site CC-10 contains a large area where future development could occur, framing Outer Circle Road. Given the large size of the site, two smaller buildings should be considered to allow for breaks in massing and human-scaled design. Buildings should be set back to accommodate a new landscaped pedestrian connection towards Outer Circle Road, which will improve pedestrian mobility and views of existing forested areas.

The site also presents opportunities for a new outdoor space, the Academic Quad, in an area on the campus where outdoor spaces are lacking. The quad should be framed by new development with transparent and porous, base-level building design. The ground floor of adjacent development should include active at-grade uses, such as social spaces, and improve visual connectivity between the quad and ground-level building uses. The shape of the quad could be rectilinear in nature or could break the traditional orthogonal quad model to allow for organic building edge conditions.

Landscaped pedestrian connections should connect the Academic Quad south towards the South Field and north towards the Campus Green.

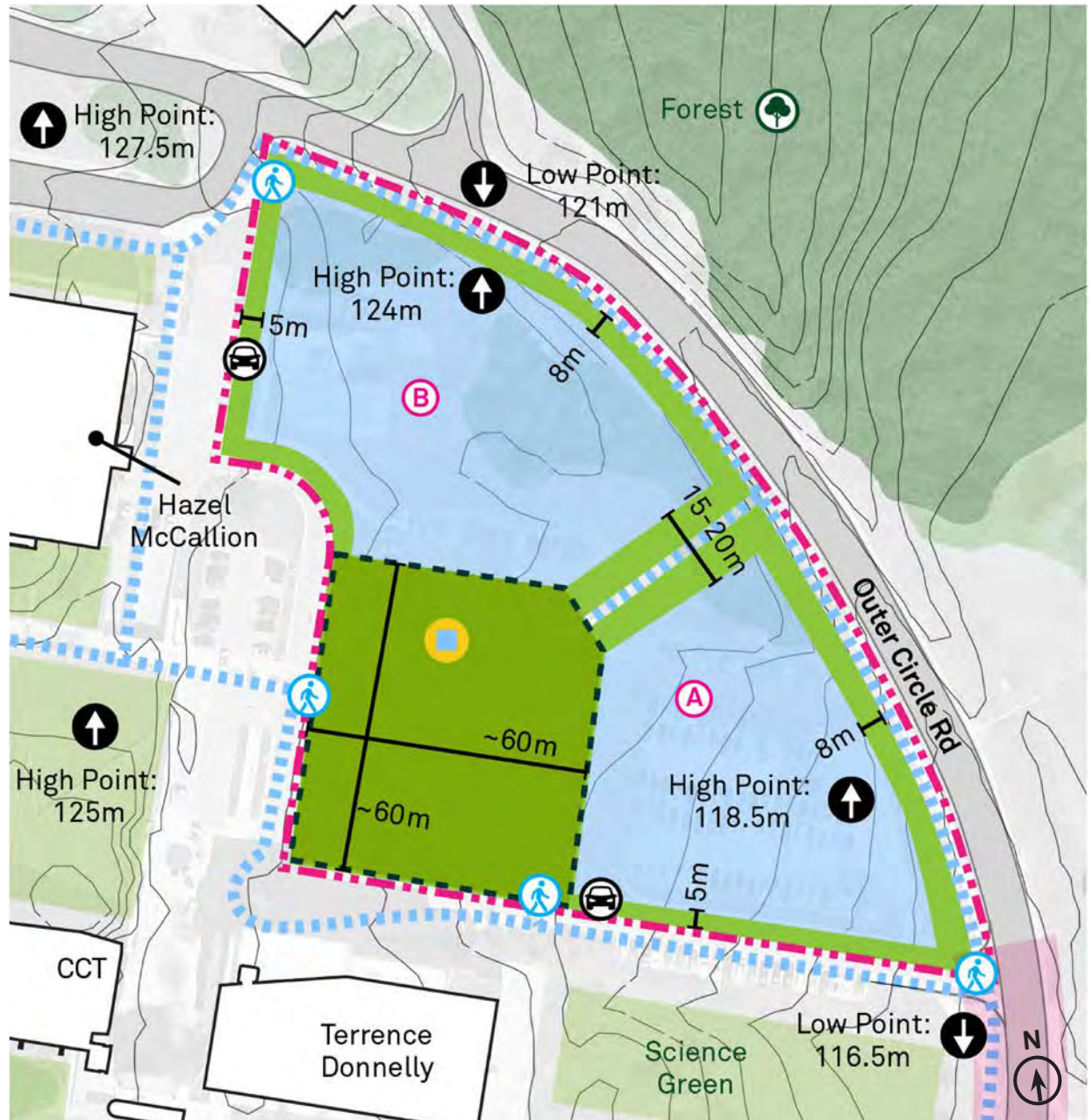
The size of the site presents opportunities for future underground parking below new development, as well as potentially below the quad to take full advantage of the site and its low water table. This underground parking area could contribute to improved distribution of parking across the UTM Campus in a more sustainable format.



Site CC-10 Development & Academic Quad. Concept is illustrative.

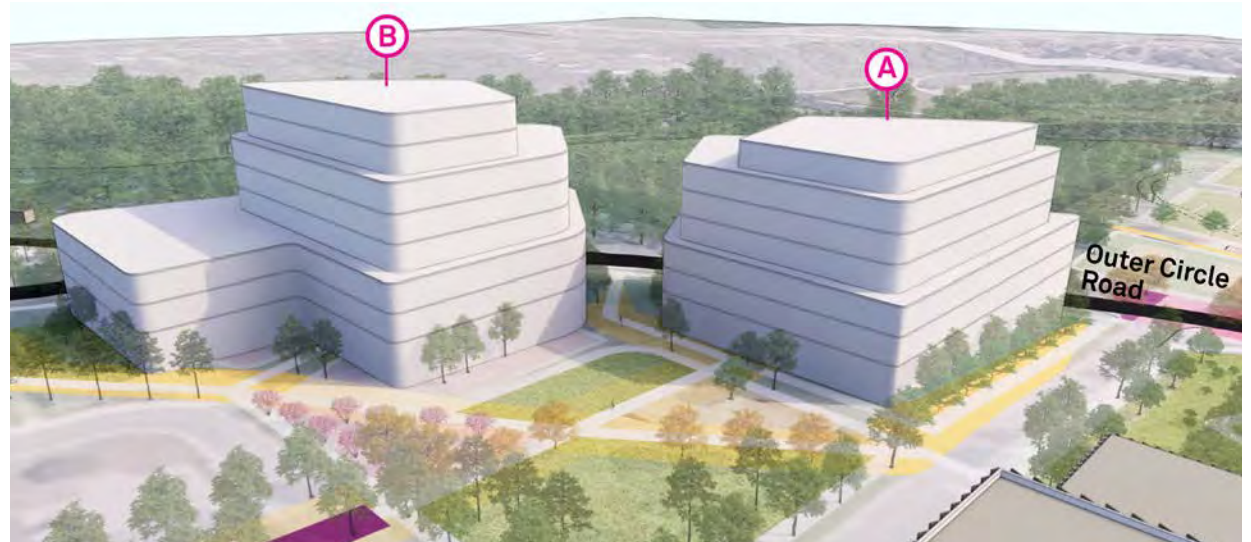
- - - - - Site Boundary
- Existing & Confirmed Buildings
- Potential Buildable Area
- Minimum Setbacks
- Pedestrian Enhancement Zones
- Priority Pedestrian Connections
- ⤴ Pedestrian Access
- 🌳 Natural Heritage
- Open Space Opportunity
- 🚗 Vehicular Access
- ~ Topography Lines
- ↑ High Point in Topography
- ↓ Low Point in Topography

Site opportunities for Site CC-10 include new buildings framing Outer Circle Road, a new open space internal to the site, and new landscaped pedestrian connections to Outer Circle Road and towards the Campus Green. Concept is illustrative in nature.



Site CC-10: Key Design Principles

1. Create new development framing a new open space called the Academic Quad
2. Create a defined streetwall along Outer Circle Road
3. Create a defined base level building design framing the Academic Quad
4. Create new landscaped pedestrian connections that improve porosity of the site and views towards Outer Circle Road and the forest
5. Ensure building design, orientation, and massing allow for appropriate levels of sunlight for the Academic Quad



Potential building massing for Site CC-10 demonstrating key site design principles. View from the Terrence Donnelly Health Science Complex looking southeast.



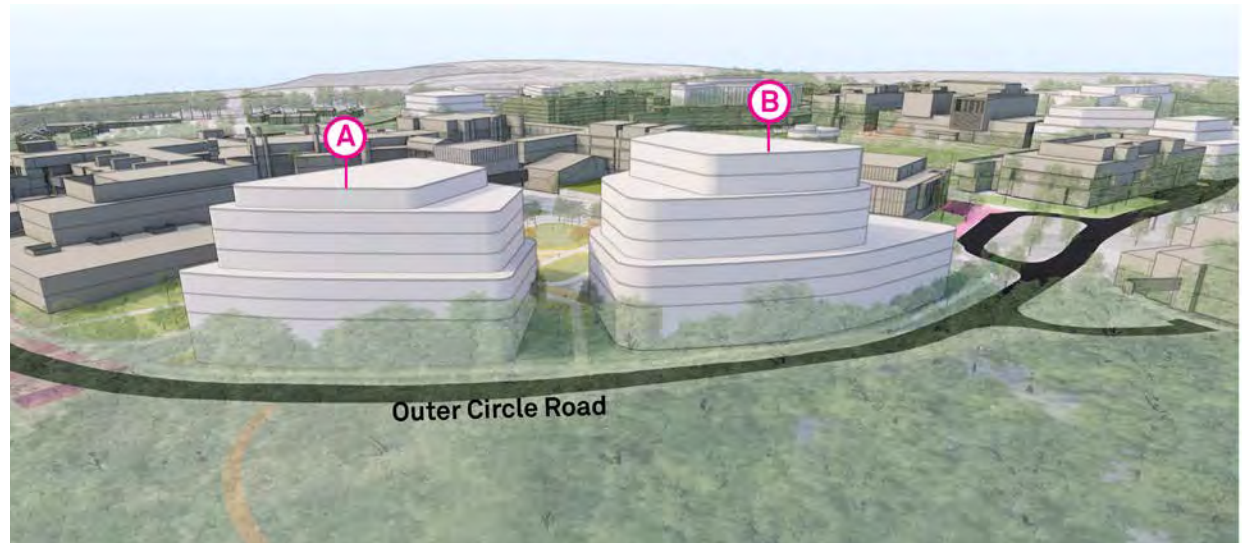
Potential building massing for Site CC-10 demonstrating key site design principles. View from the Terrence Donnelly Health Science Complex looking southeast.

Site CC-10: Key Design Metrics

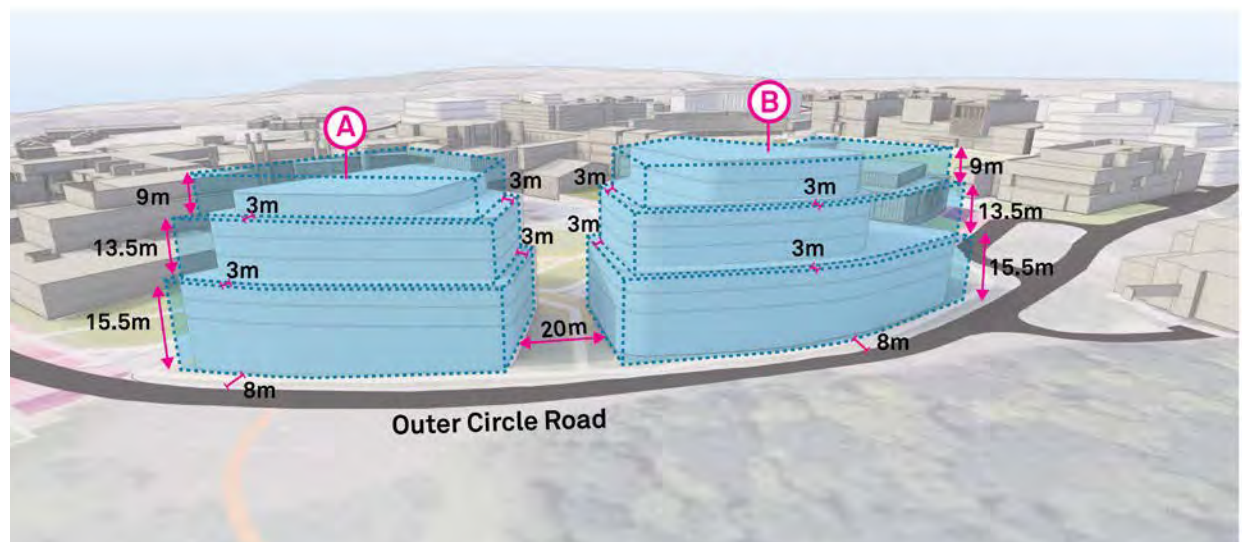
Maximum Height Permitted	38.0 m
Potential Building Opportunities (PBO) Total Site GFA	31,000 m²
Total Site Area	17,200m²
Sub Site A	
Maximum Building Envelope Volume (BEV)	99,000 m ³
Building Mass Volume (BMV)*	84,000 m ³
% of BMV within BEV*	85%
PBO GFA	14,000 m ²
Sub Site B	
Maximum Building Envelope Volume (BEV)	143,000 m ³
Building Mass Volume (BMV)*	112,000 m ³
% of BMV within BEV*	78%
PBO GFA	17,000 m ²

*Note: Represented BMV concept is illustrative in nature. Mechanical penthouses are not included within the proposed building envelopes and may protrude from the recommended building volume.

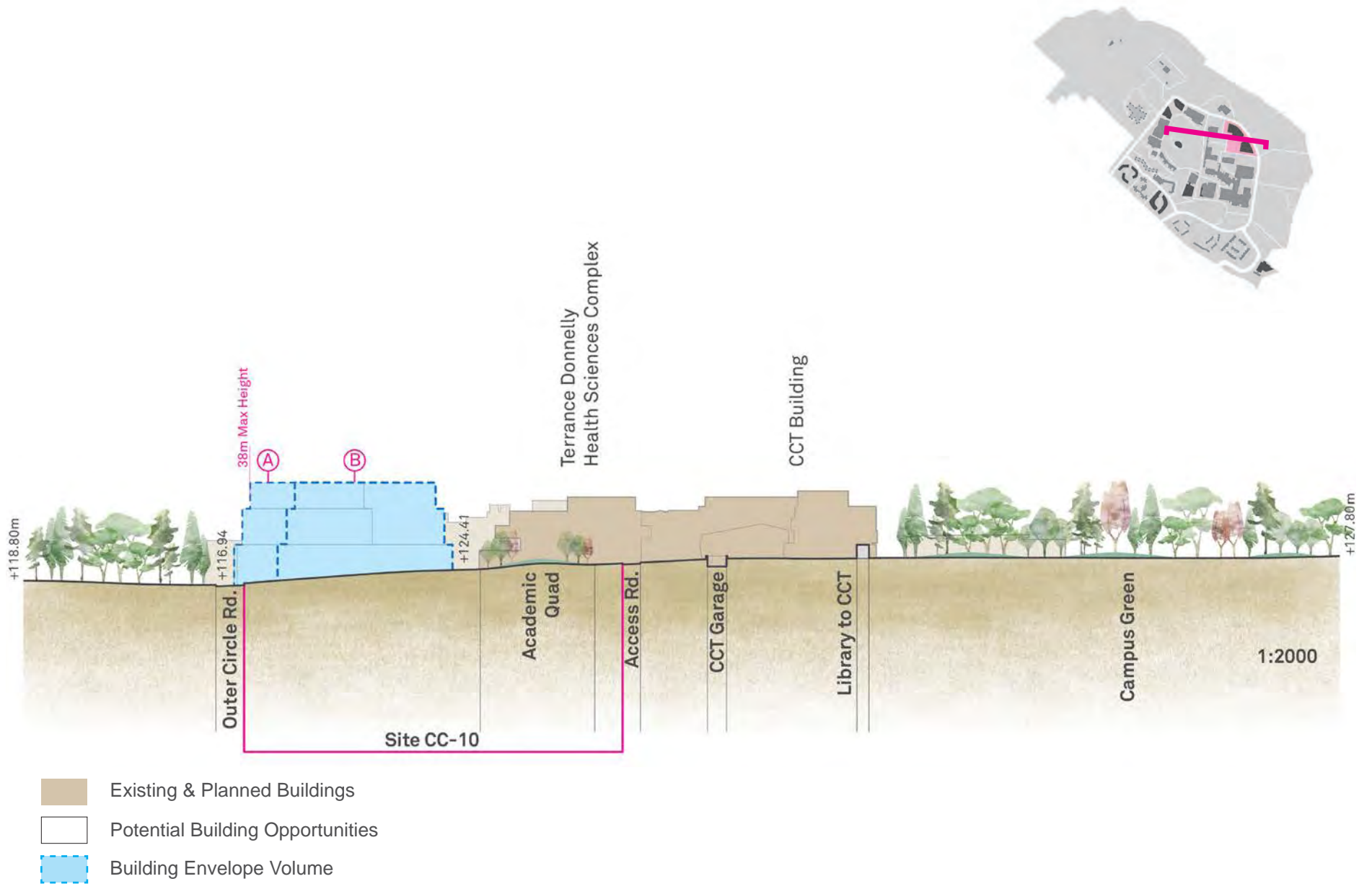
- Existing & Planned Buildings
- Potential Building Opportunities (PBO)
- Building Envelope Volume (BEV)



Potential building massing for Site CC-10 demonstrating key site design principles. View from Outer Circle Road looking northwest.



Potential building massing for Site CC-10 within a building envelope. View from Outer Circle Road looking northwest.



A section identifying recommended building envelope parameters for Site CC-10 and potential building opportunities that could fit within the envelopes. Section is looking southwest from the site.

4.3 Campus Southwest Precinct

The Campus Southwest Precinct includes lands fronting onto Residence Road between the northern and central access points to campus. These sites have significant frontage along Mississauga Road.

This precinct currently contains low-rise townhouse units, low and mid-rise campus housing buildings, and surface parking lots.

Campus development includes the Schreiberwood Residence, Roy Ivor Hall, McLuhan Court Residence, Oscar Peterson Hall, and the P6 and P7 parking lots.

A mature tree buffer exists along Mississauga Road, and the precinct increases in topography towards the north end of Outer Circle Road.



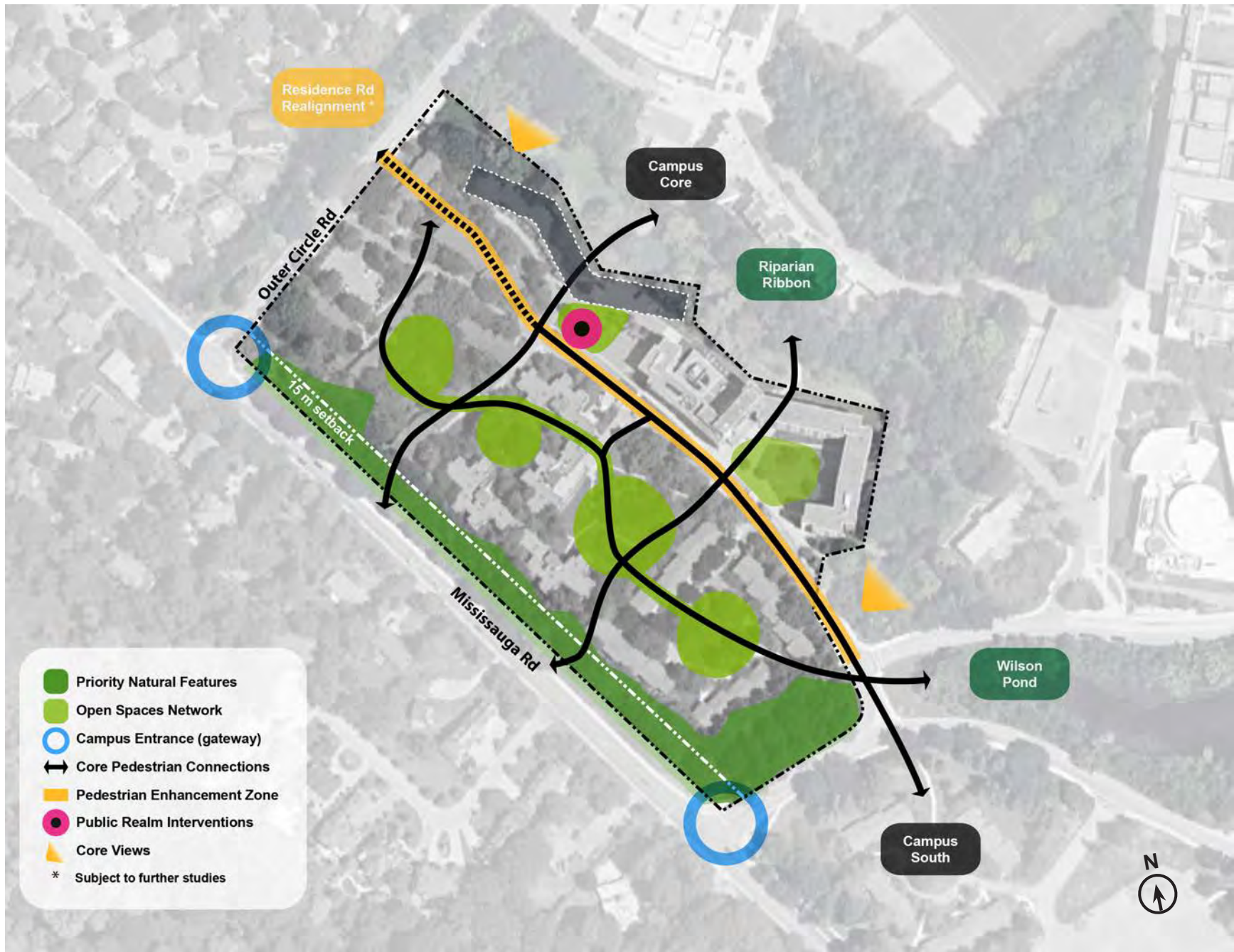
Aerial view of the existing Campus Southwest Precinct.

Key design directions for the Campus Southwest Precinct include:

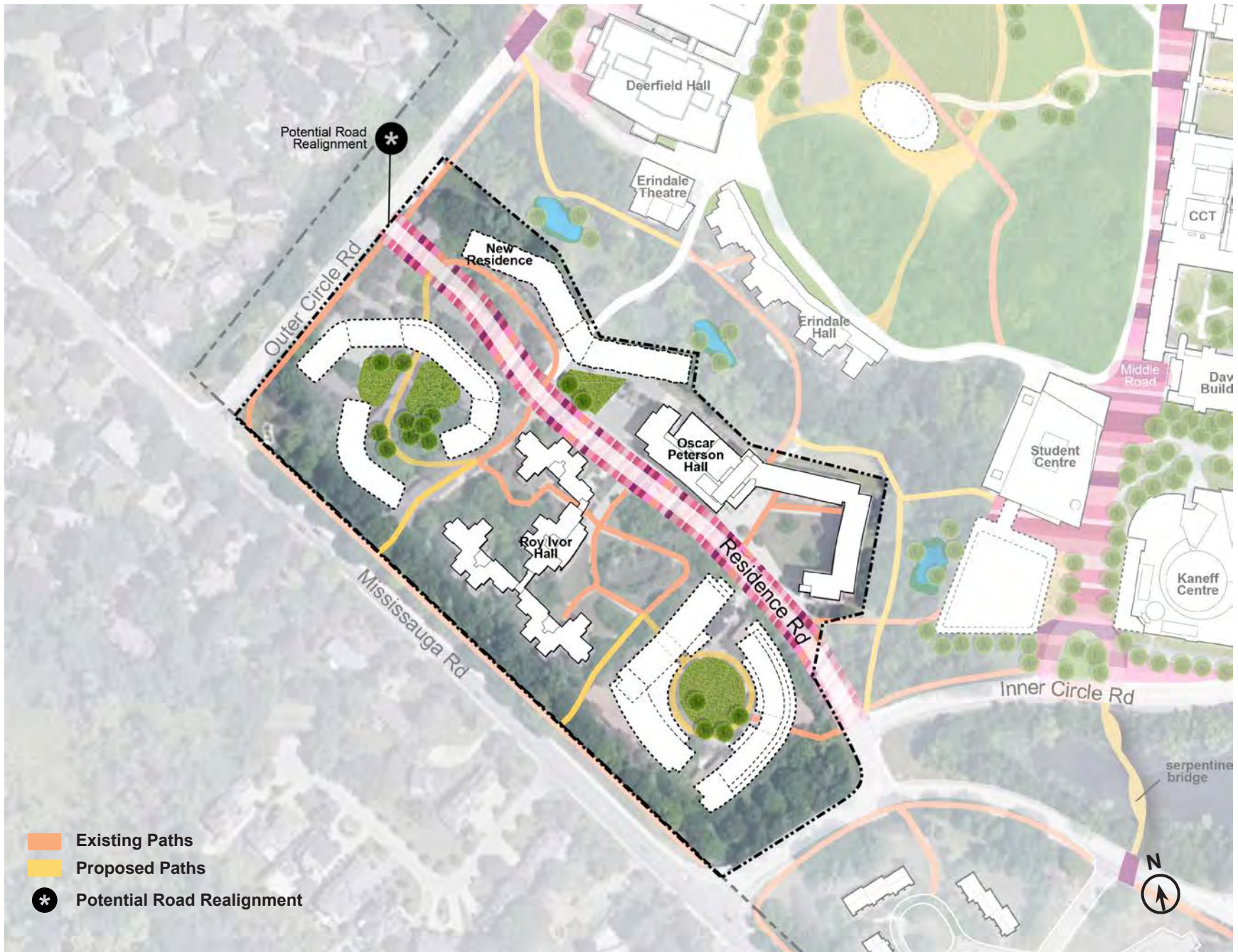
- Revitalize Residence Road through improvements to streetscape design.
- Ensure that new development frames Residence Road and contributes to pedestrian-scaled design.
- Ensure that future development and streetscape design improvements are well integrated with the design of gateway treatments along Outer Circle Road.
- Ensure that development appropriately transitions in scale, massing, setbacks, and separation distance to low-rise neighbourhoods adjacent north of Outer Circle Road and Residence Road.
- Ensure that development appropriately transitions in scale, massing, and setbacks to Mississauga Road.
- Retain and enhance the existing mature tree buffer along Mississauga Road.
- Improve access to a network of open spaces extending from the Riparian Ribbon, including forecourts, courtyards, plazas, and gardens.
- Maintain and enhance pedestrian connections to the Campus Core Precinct.
- Reinforce views and connections to the adjacent Riparian Ribbon network.
- Ensure that future development minimizes impact on mature trees and natural areas.



View along Residence Road, looking north from Oscar Peterson Hall (on right) towards Roy Ivor Hall (on left).



Urban design opportunity diagram for the Campus Southwest Precinct. Public realm interventions are envisioned as a new open space along Residence Road adjacent to the future new residence building. Diagram is illustrative in nature.



Demonstration plan showing potential build out of the Campus Southwest Precinct to the year 2036. Concept is illustrative in nature.

Key Design Interventions

The Campus Southwest Precinct has significant potential for increased density on its existing townhouse sites. Redevelopment will improve streetscape design and the network of open spaces, forecourts, plazas, and gardens. A new residence building is currently being planned north of Oscar Peterson Hall.

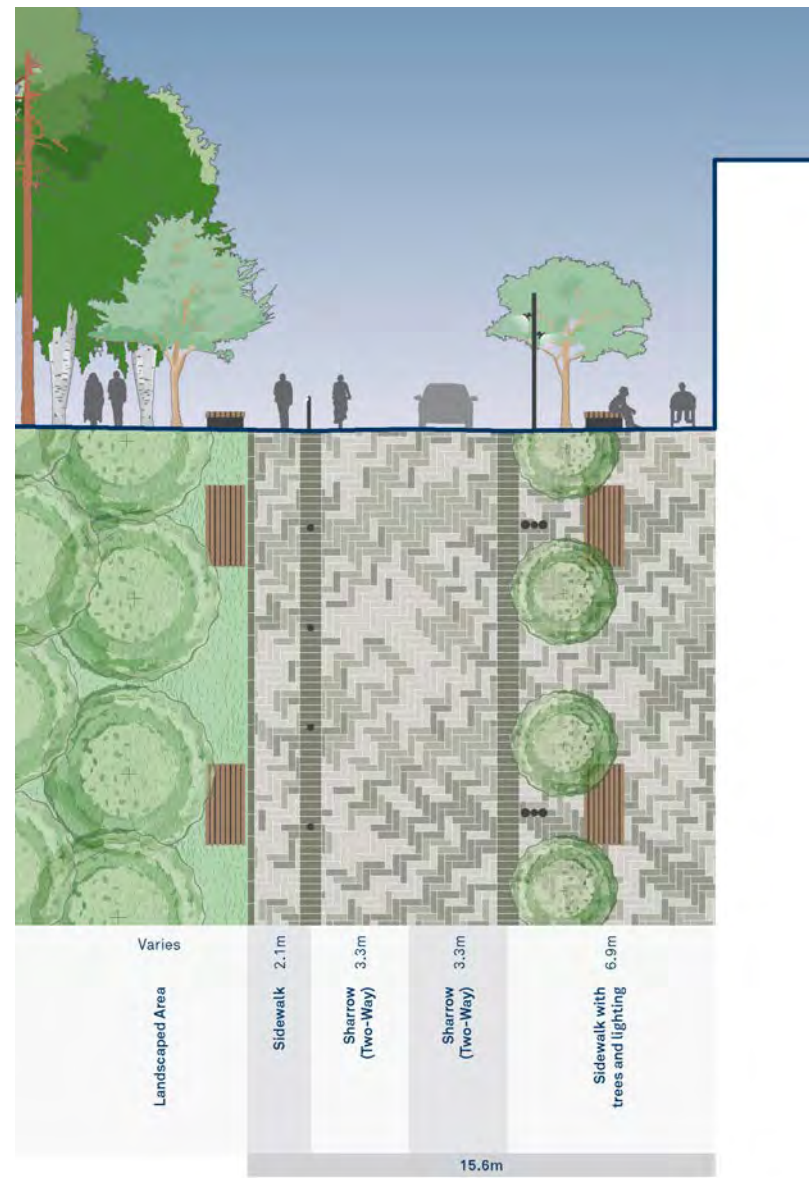
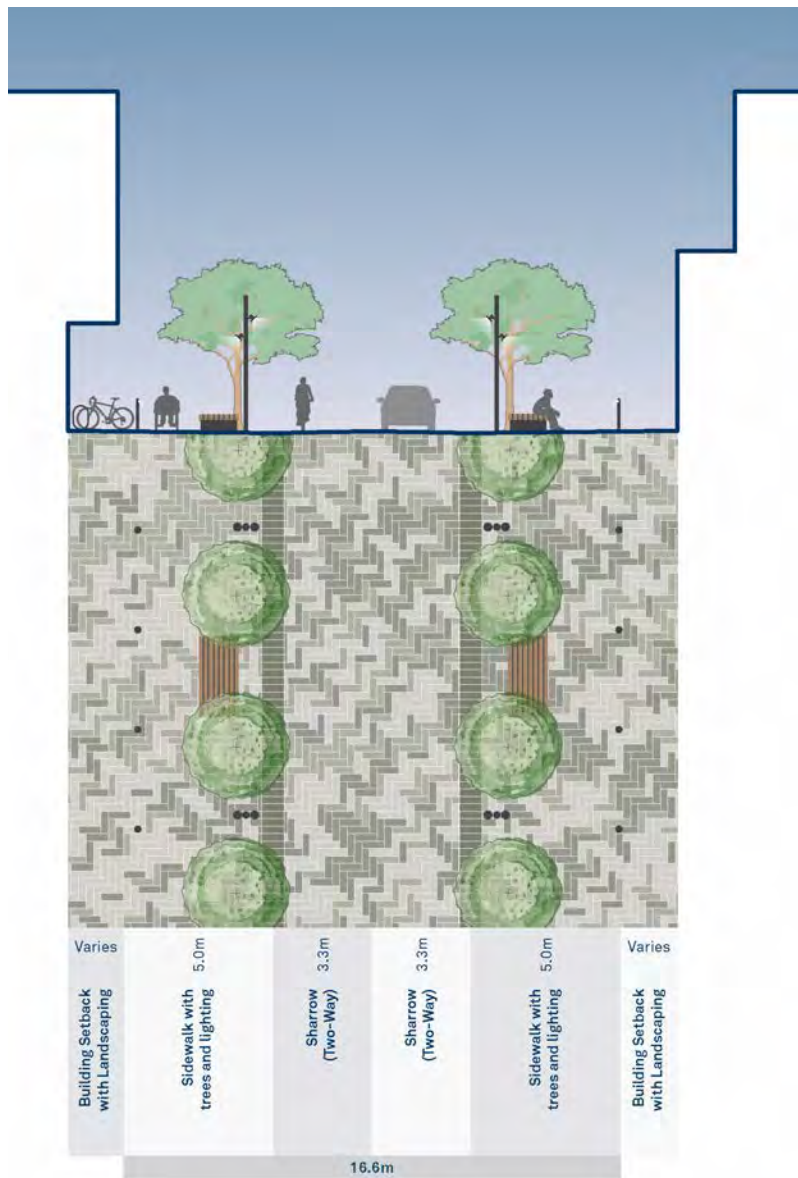
Residence Road Realignment & Shared Street

A realignment of the north portion of Residence Road should be considered as part of future development to improve the street edge condition between buildings and the street, including the in-progress residence building. The realignment will also increase development potential on the existing Schreiberwood lots on the west side of the street through the creation of a larger lot.

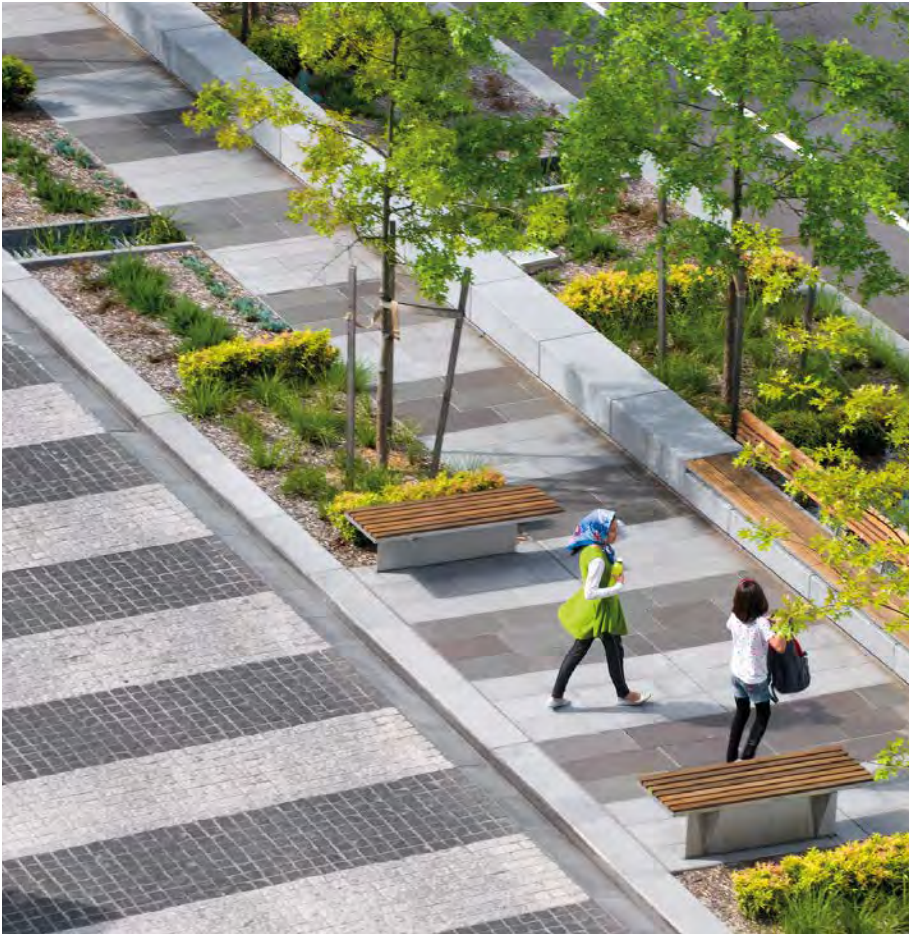
Residence Road is envisioned as a revitalized, slow-moving, two-way curbless street for pedestrians and vehicles. The street will encourage pedestrian and cyclist use and provide flexibility for various university uses including festivals, street markets, and other events. The redesign of the street can contribute to a renewed sense of community within the precinct and enhanced campus life. To reinforce this important pedestrian zone on the UTM Campus, a continuous paving material across sidewalks and traffic lanes is recommended.



Residence Road Realignment & Shared Street. Concept is illustrative.



Street sections showing potential redesign scenarios of Residence Road, looking north from the Site CSW-2- the site of the New Residence Building- (on left) and from Oscar Peterson Hall (on right).



The revitalization of Residence Road should create a high-quality public realm with special paving, coordinated furnishings and high-quality landscaping treatments.



The redesigned Residence Road can be used for university events by closing off a portion of the street.



Future residence development within the Campus Southwest Precinct should have unique building designs and high-quality outdoor social spaces.

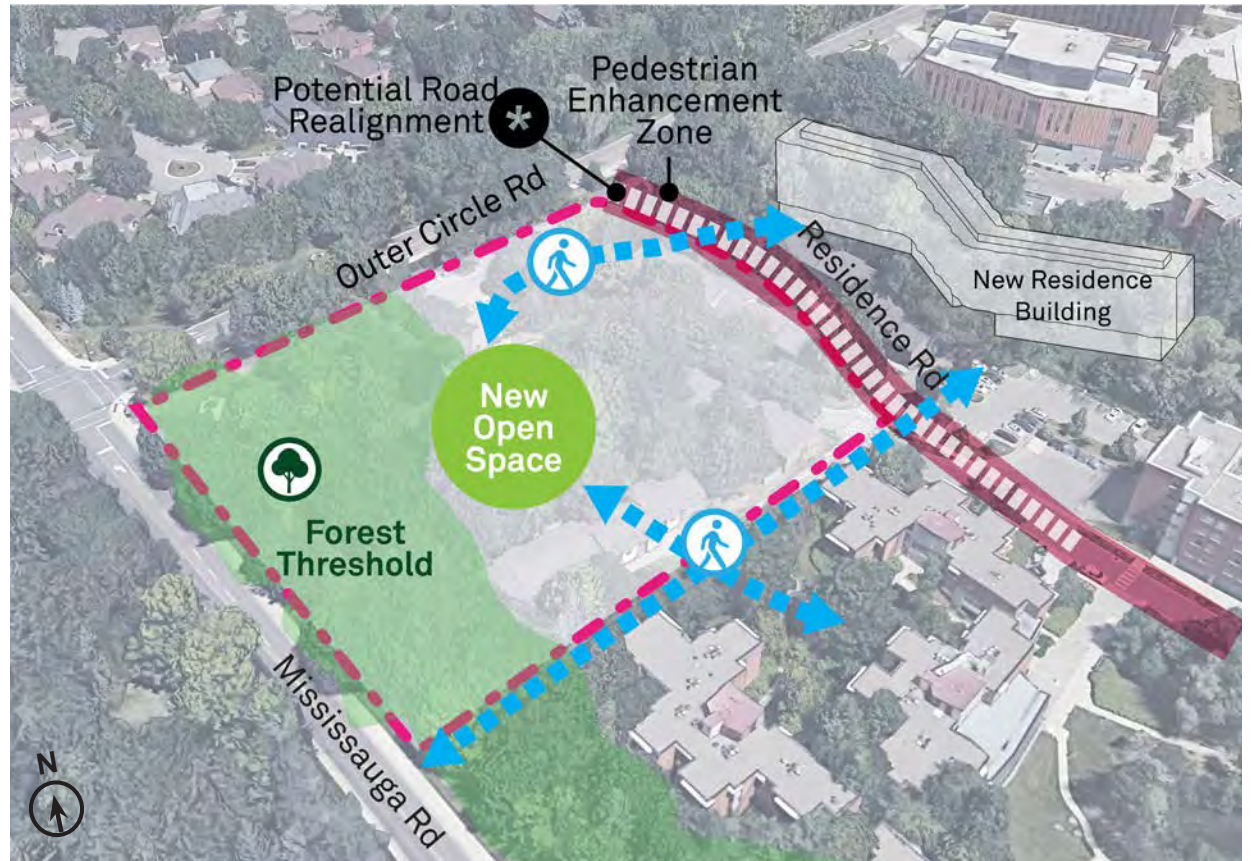


Residence development should have porous, animated ground floor uses to provide vibrancy to the building and the adjacent public realm.

Site CSW-3: New Residence Development

Site CSW-3 contains the existing Schreiberwood Residence townhouse site (Blocks A to D). It is bounded by Mississauga Road to the west, Residence Road to the east, and Outer Circle Road to the north. Roy Ivor Hall, an existing 2 to 3 storey residence building development is located to the south of the subject site.

The townhouse blocks on the subject site are some of the oldest townhouse developments on the UTM Campus and should be prioritized for redevelopment.



Site CSW-3 Site Opportunities.

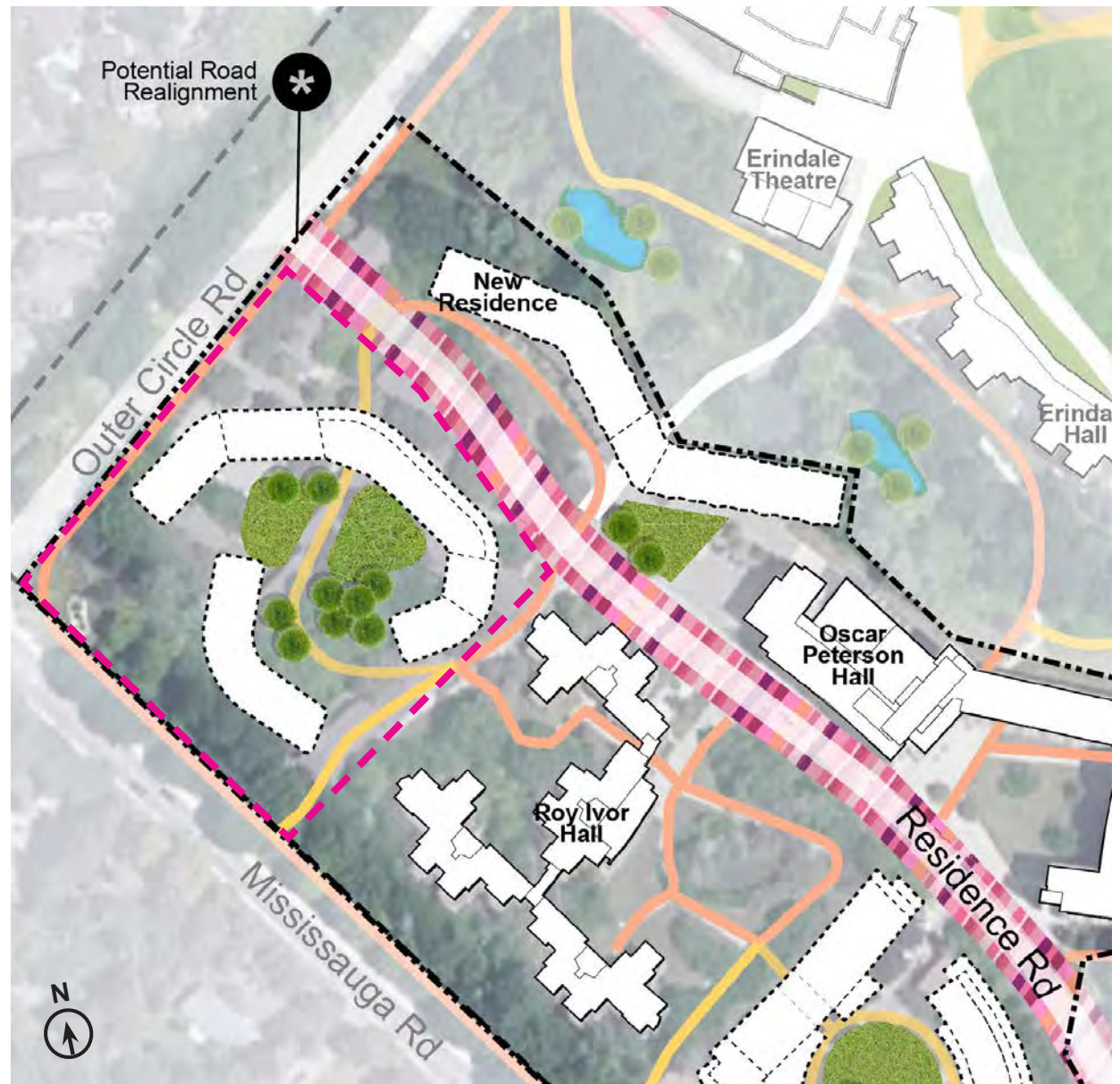
- | | | | |
|--|-----------------------------|--|-----------------------------|
| | Pedestrian Connection | | Pedestrian Enhancement Zone |
| | Street Oriented Development | | New Open Space |
| | Site Boundary | | Natural Heritage |
| | Potential Road Realignment | | |

The existing site can be enlarged through realignment of the north end of Residence Road. With a larger site, numerous ancillary or residential buildings and complementary open spaces can be created. Redevelopment of this site should ensure porosity of the site through connections to the adjacent Roy Ivor Hall, Residence Road, and Mississauga Road.
















New development on this site should respond to the natural topography, ecology, and mature trees. New buildings should have a positive frontage on all streets, while providing appropriate setbacks for tree preservation, building forecourts, open space, and landscaping.

Development should transition appropriately towards the low-rise neighbourhoods along the other side of Mississauga Road and north of Outer Circle Road through transitions in height and massing. Development should also be compatible in scale with the adjacent Roy Ivor Hall.

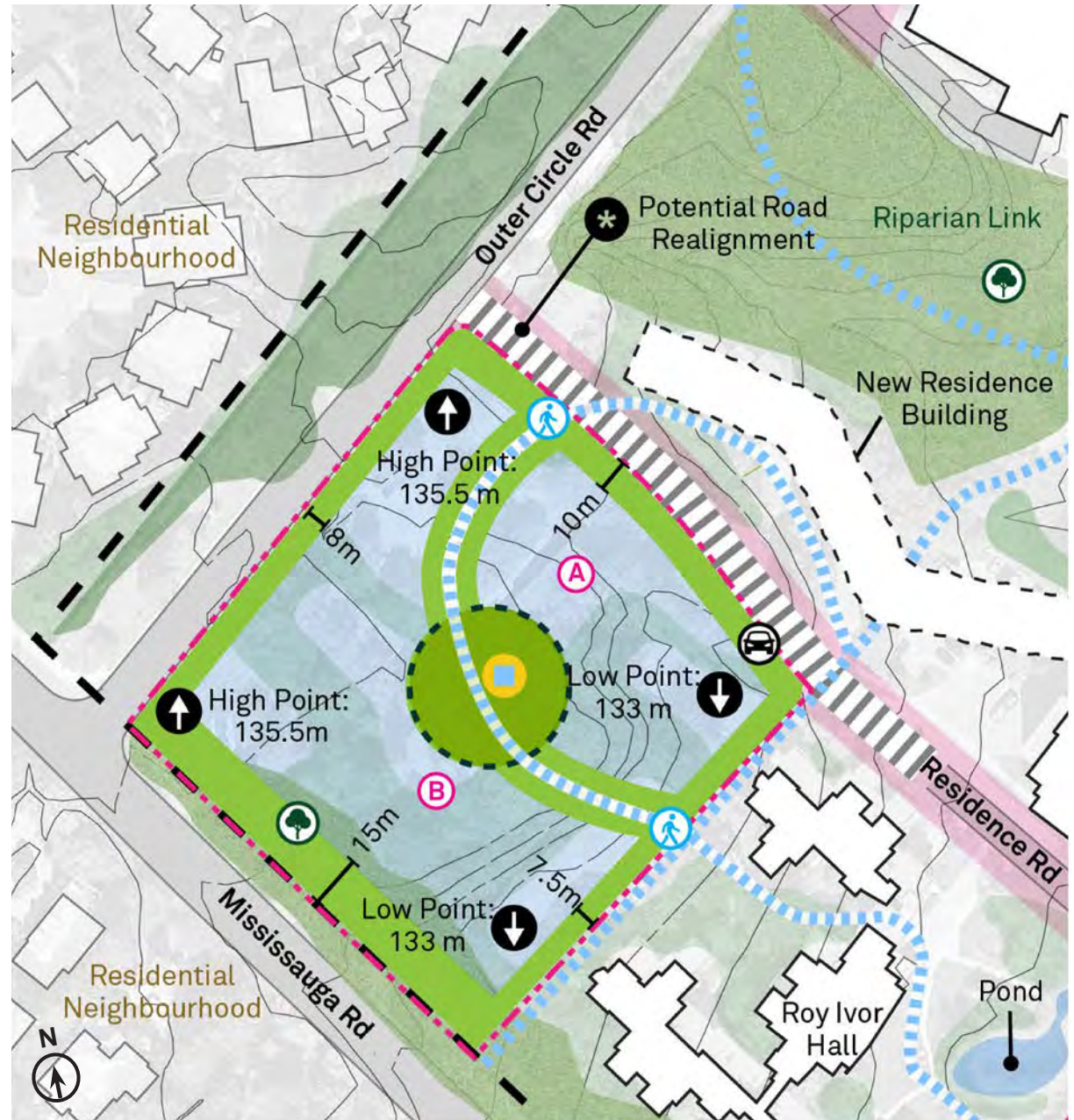
New development on Site CSW-3 should ensure that appropriate levels of sunlight are maintained along Residence Road through thoughtful treatment of building design and massing.



Site CSW-3 New Residence Development. Concept is illustrative.

-  Site Boundary
-  Existing & Confirmed Buildings
-  Buildings in Design/ Under Construction
-  Potential Buildable Area
-  Minimum Setbacks
-  Pedestrian Enhancement Zones
-  Priority Pedestrian Connections
-  Pedestrian Access
-  Natural Heritage
-  Open Space Opportunity
-  Potential Road Realignment
-  Vehicular Access
-  Topography Lines
-  High Point in Topography
-  Low Point in Topography

Site opportunities for Site CSW-3 include new buildings framing Residence Road, Outer Circle Road, and Mississauga Road, a new open space, and improved pedestrian connections from the site to Residence Road and adjacent sites. Open space configuration and location is illustrative.



Site CSW-3: Key Design Principles

1. Create a pedestrian-scaled street edge along Residence Road
2. Positively contribute to the public realm and streetscape revitalization along Residence Road
3. Incorporate open space into the design of the site
4. Retain and enhance the existing mature tree buffer along Mississauga Road
5. Transition appropriately to Outer Circle Road, Mississauga Road, Residence Road, and Roy Ivor Hall
6. Promote porous site design with new pedestrian connections and the extension of existing connections
7. Integrate built form and site design considerations with the design of gateway treatments along Outer Circle Road



Potential building massing for Site CSW-3 demonstrating key site design principles. View from Outer Circle Road and Mississauga Road looking southeast.



Potential building massing for Site CSW-3 demonstrating key site design principles. View from Residence Road and Outer Circle Road looking southwest.

Site CSW-3: Key Design Metrics



Maximum Height Permitted	20.0 m*
Potential Building Opportunities (PBO) Total Site GFA	9,000 m ²
Total Site Area	12,000 m ²
Maximum Building Envelope Volume (BEV)	145,000 m ³
Building Mass Volume (BMV)*	37,000 m ³
% of BMV within BEV*	26%
Sub Site A PBO GFA	6,700 m ²
Sub Site B PBO GFA	2,300 m ²

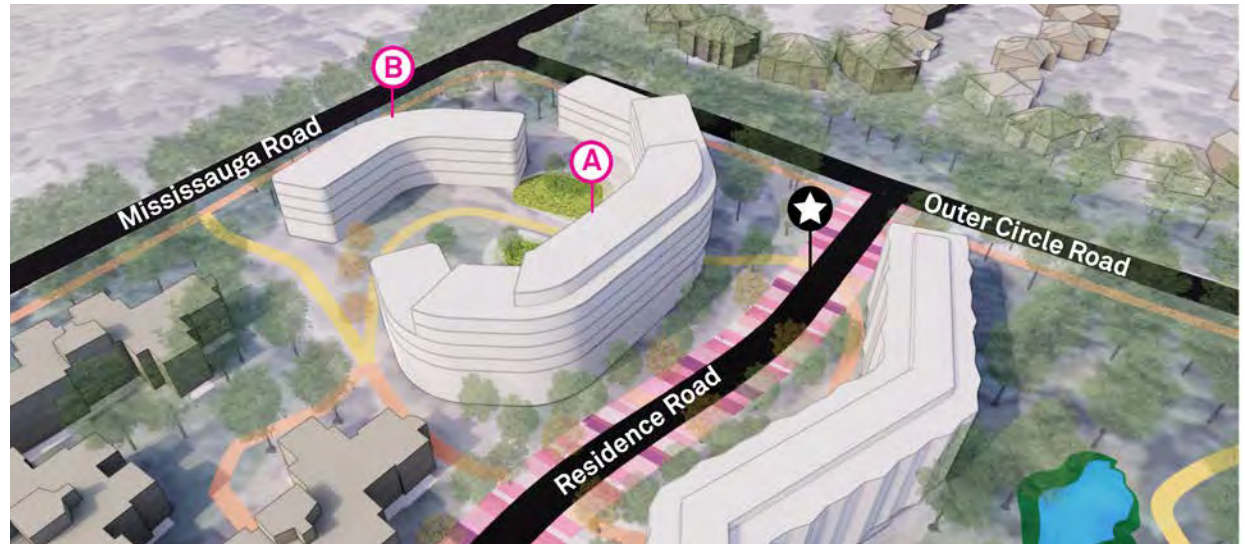
*Note: Represented BMV concept is illustrative in nature. Mechanical penthouses are not included within the proposed building envelopes and may protrude from the recommended building volume.

*45 degree angular plane applied above the 5th storey for buildings fronting Residence Road

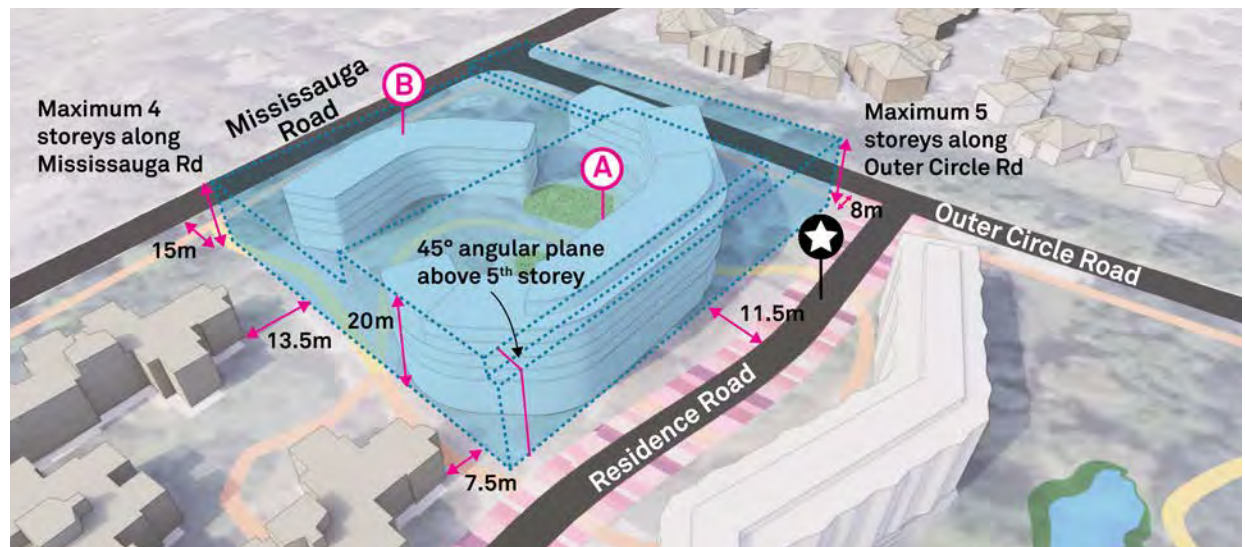
*Maximum 4 storeys along Mississauga Road

*Maximum 5 storeys along Outer Circle Road

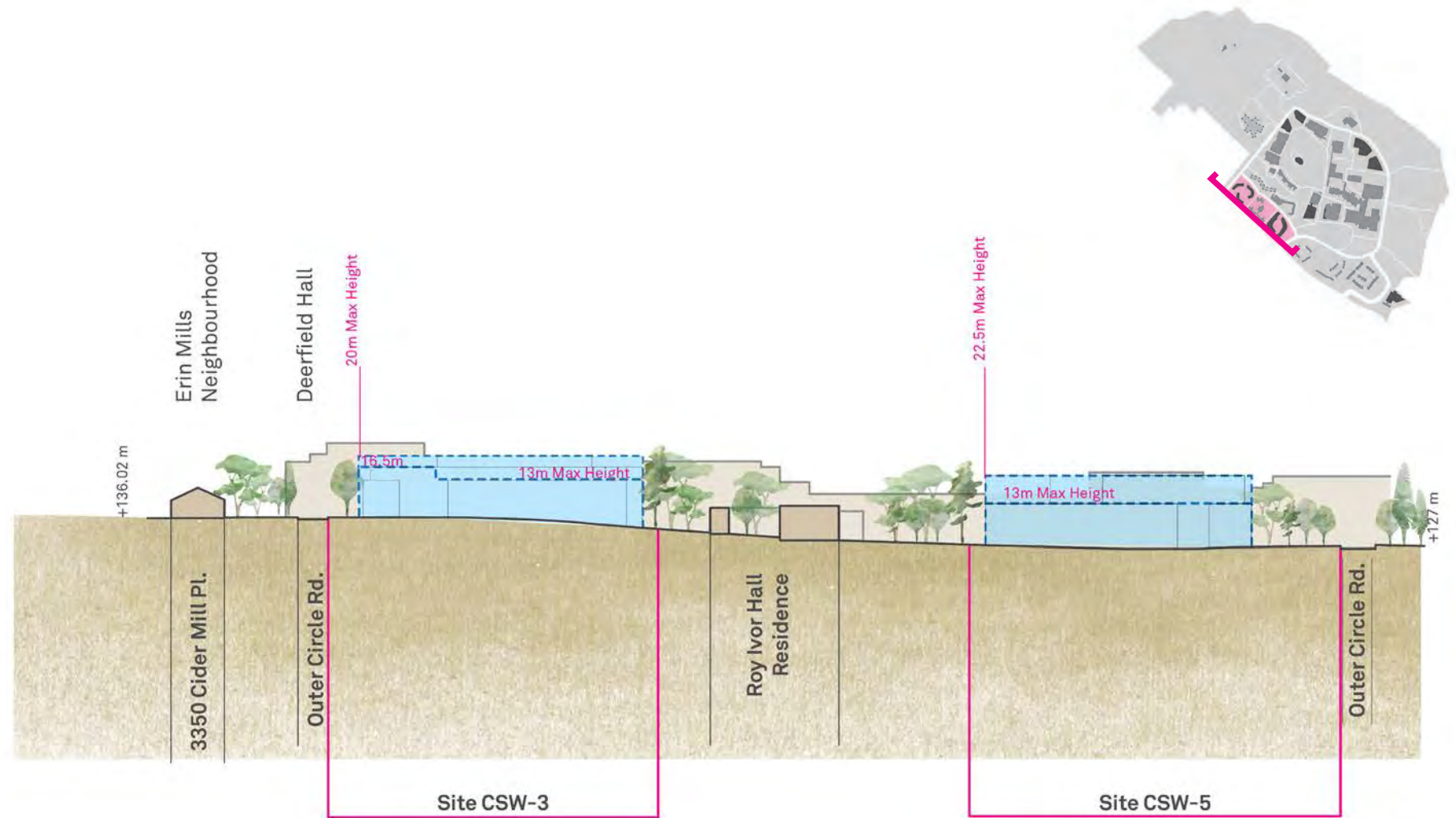
-  Existing & Planned Buildings
-  Potential Building Opportunities (PBO)
-  Building Envelope Volume (BEV)
-  Potential Road Realignments (subject to further study)



Potential building massing for Site CSW-3 demonstrating key site design principles. View from Residence Road looking northwest.



Potential building massing for Site CSW-3 within a building envelope. View from Residence Road looking northwest.



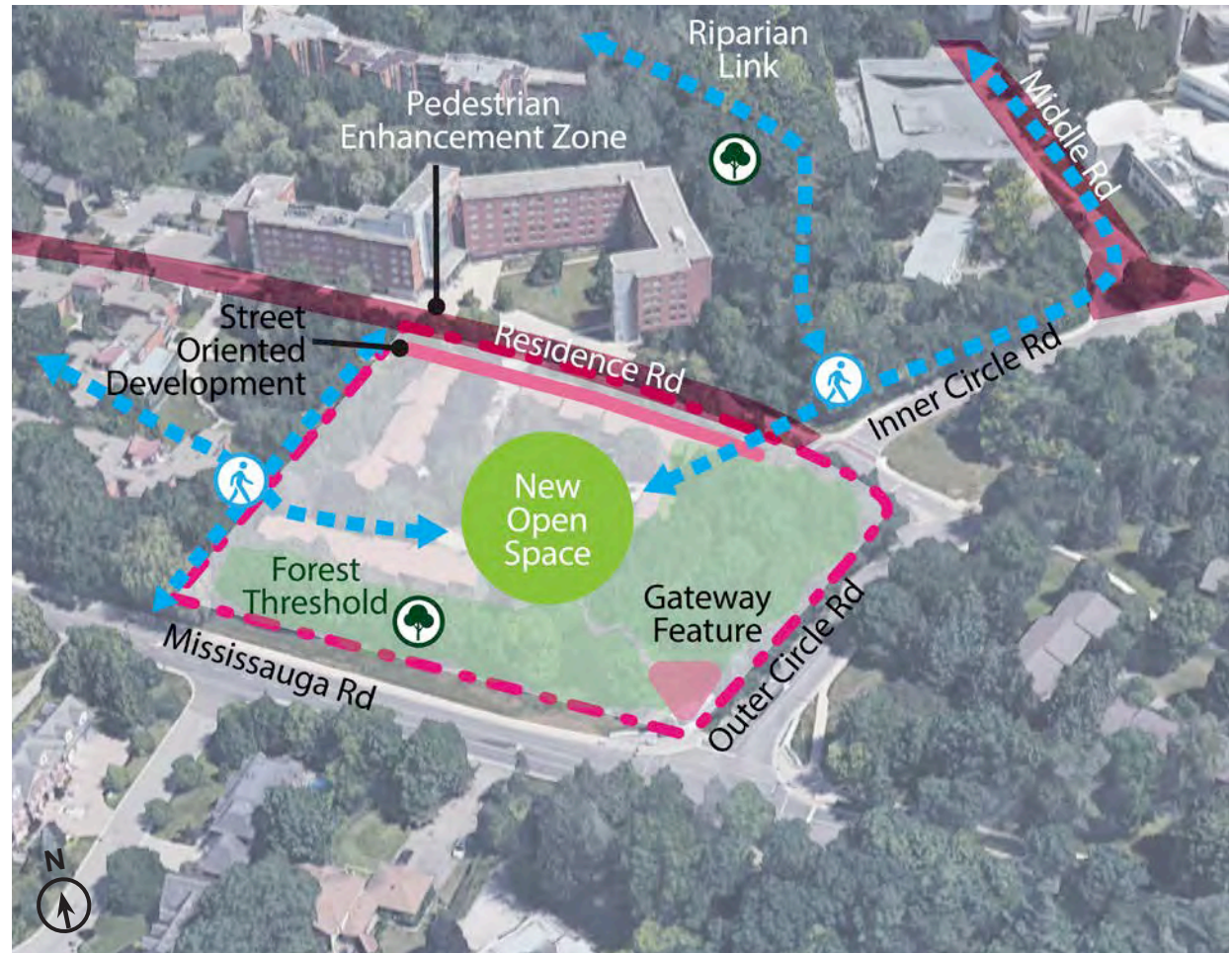
- Existing & Planned Buildings
- Potential Building Opportunities
- Building Envelope Volume

A section, looking east, identifying recommended building envelope parameters for Site CSW-3 and Site CSW-5, and potential building opportunities that could fit within the envelopes.

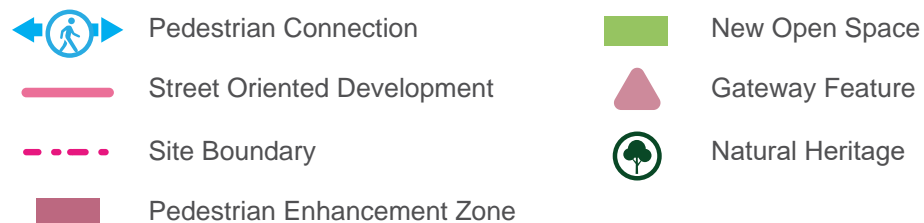
Site CSW-5: New Residence Development

Site CSW-5 contains the existing McLuhan Court Residence townhouse site. It is bounded by Mississauga Road to the west, Residence Road to the east, and Outer Circle Road to the south. The site is located across the street from Oscar Peterson Hall, a 6 storey residence building. It is located south of Roy Ivor Hall, an existing 2 to 3 storey residence building complex.

The McLuhan Court site is one of the older townhouse developments on the UTM Campus, and should be prioritized for redevelopment.



Site CSW-5 Site Opportunities.

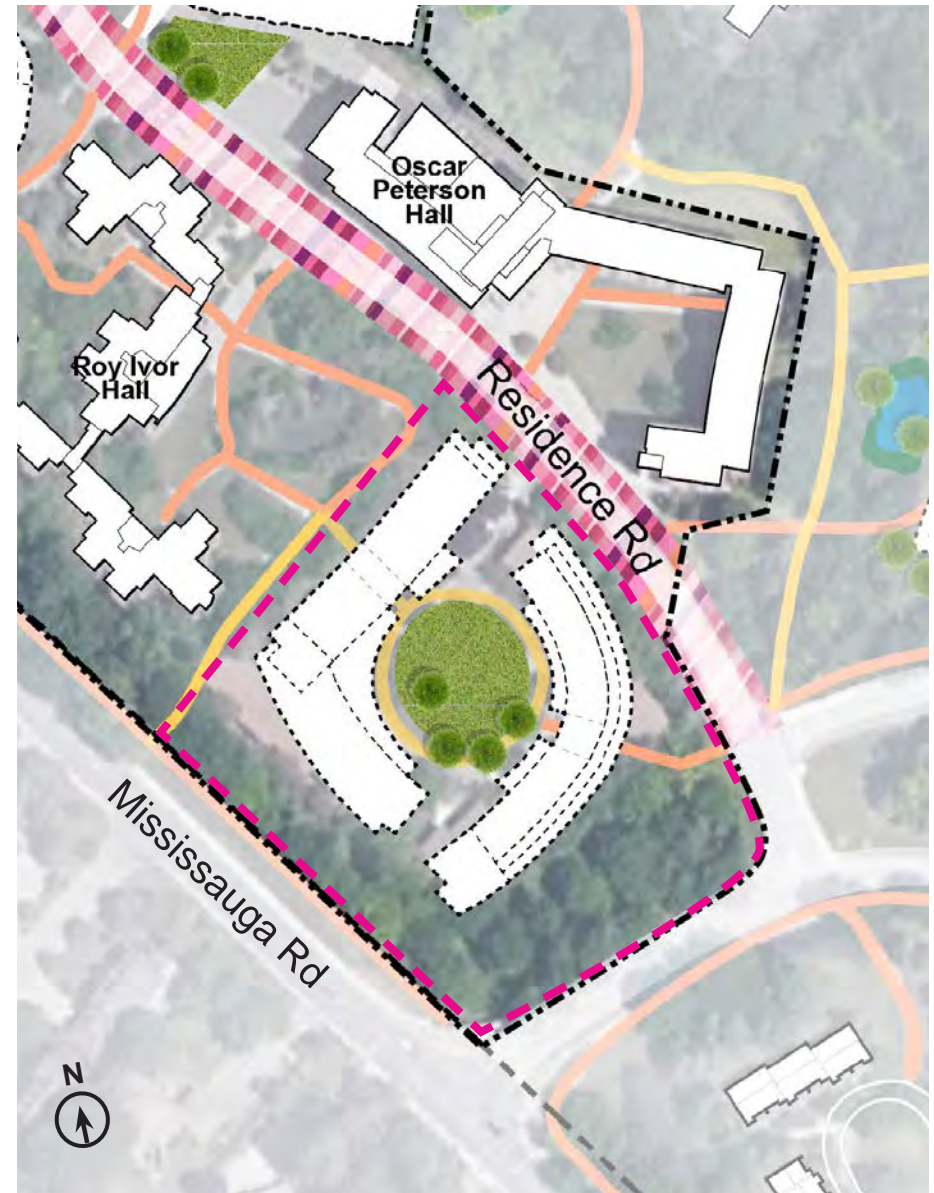


Redevelopment on this site could allow for a range of ancillary or residential building uses with complimentary open space. Future development on this site should create a pedestrian-scaled street edge along Residence Road to improve street animation. Development should ensure porosity of the site through connections to the adjacent Roy Ivor Hall and Residence Road.














Development should transition appropriately towards low-rise neighbourhoods along the other side of Mississauga Road. Development should also be compatible in scale with the adjacent Roy Ivor Hall.

New development on Site CSW-5 should ensure that appropriate levels of sunlight are maintained along Residence Road through thoughtful treatment of building design and massing.

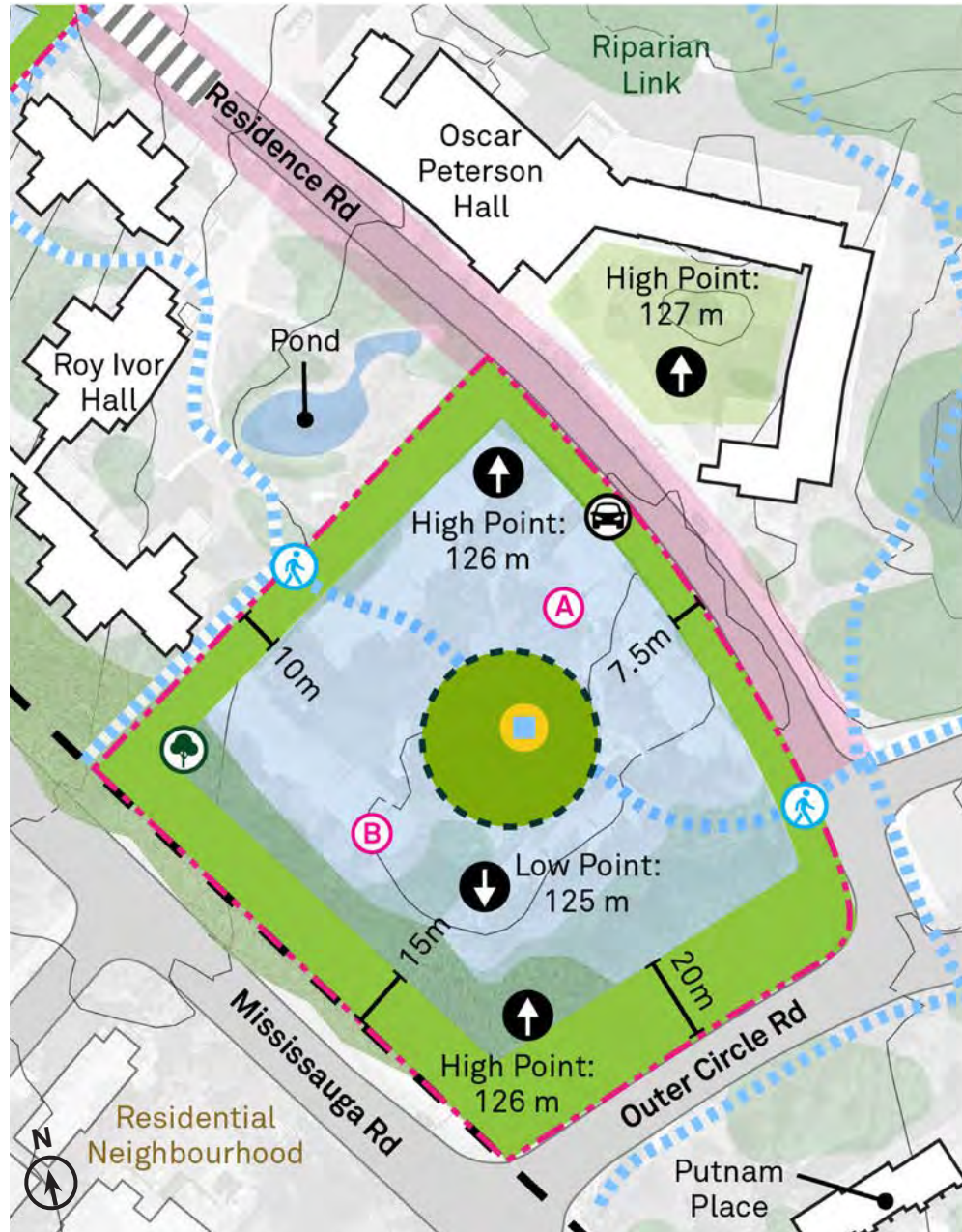
Site and building design considerations should be well integrated with the design of any gateway treatments along Outer Circle Road and retain the existing mature tree buffer along Mississauga Road and Outer Circle Road. It should also promote views and connections to the adjacent Oscar Peterson Hall open space, the Campus Core Precinct, and the Campus South Precinct.



Site CSW-5 New Residence Development. Concept is illustrative.

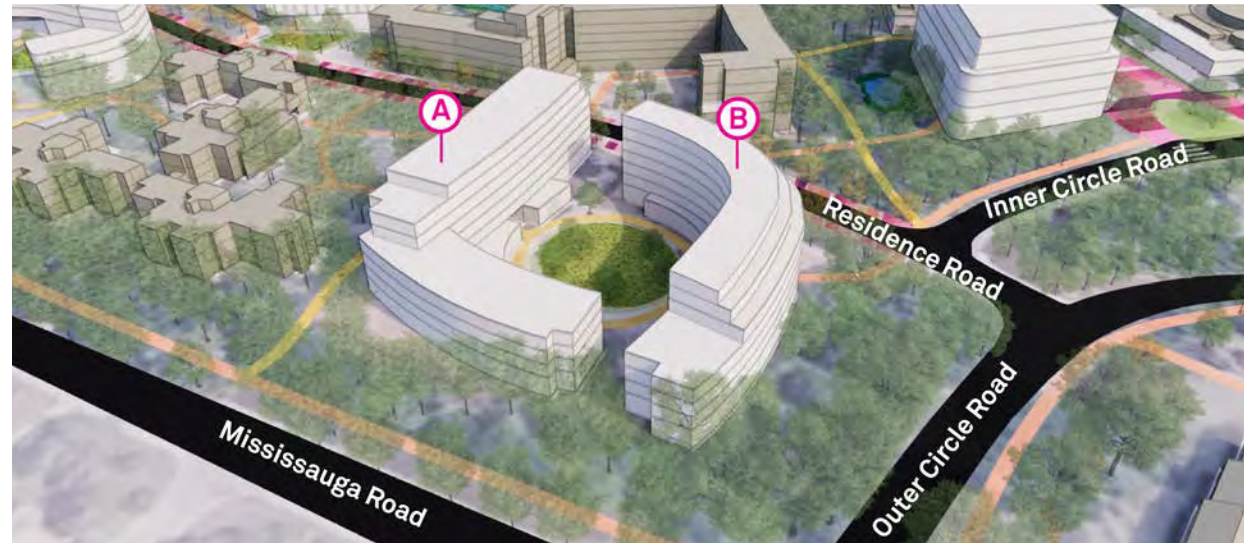
-  Site Boundary
-  Existing & Confirmed Buildings
-  Potential Buildable Area
-  Minimum Setbacks
-  Pedestrian Enhancement Zones
-  Priority Pedestrian Connections
-  Pedestrian Access
-  Natural Heritage
-  Open Space Opportunity
-  Vehicular Access
-  Topography Lines
-  High Point in Topography
-  Low Point in Topography

Site opportunities for Site CSW-5 include new buildings framing Residence Road, Outer Circle Road, and Mississauga Road, a new open space, and improved pedestrian connections from the site to surrounding streets and campus development. Open space configuration and location is illustrative.



Site CSW-5: Key Design Principles

1. Create a pedestrian-scaled street edge along Residence Road
2. Positively contribute to the public realm and streetscape revitalization along Residence Road
3. Incorporate open space into the design of the site
4. Retain and enhance the existing mature tree buffer along Mississauga Road
5. Transition appropriately to Outer Circle Road, Mississauga Road, Residence Road, and Roy Ivor Hall
6. Promote porous site design with new pedestrian connections and the extension of existing connections
7. Integrate built form and site design considerations with the design of gateway treatments along Outer Circle Road
8. Integrate an interior or exterior mid-block connection through the site to encourage site porosity and enhanced pedestrian mobility



Potential building massing for Site CSW-5 demonstrating key site design principles. View from Mississauga Road and Outer Circle Road looking northeast.



Potential building massing for Site CSW-5 demonstrating key site design principles. View from Residence Road looking north.




Site CSW-5: Key Design Metrics

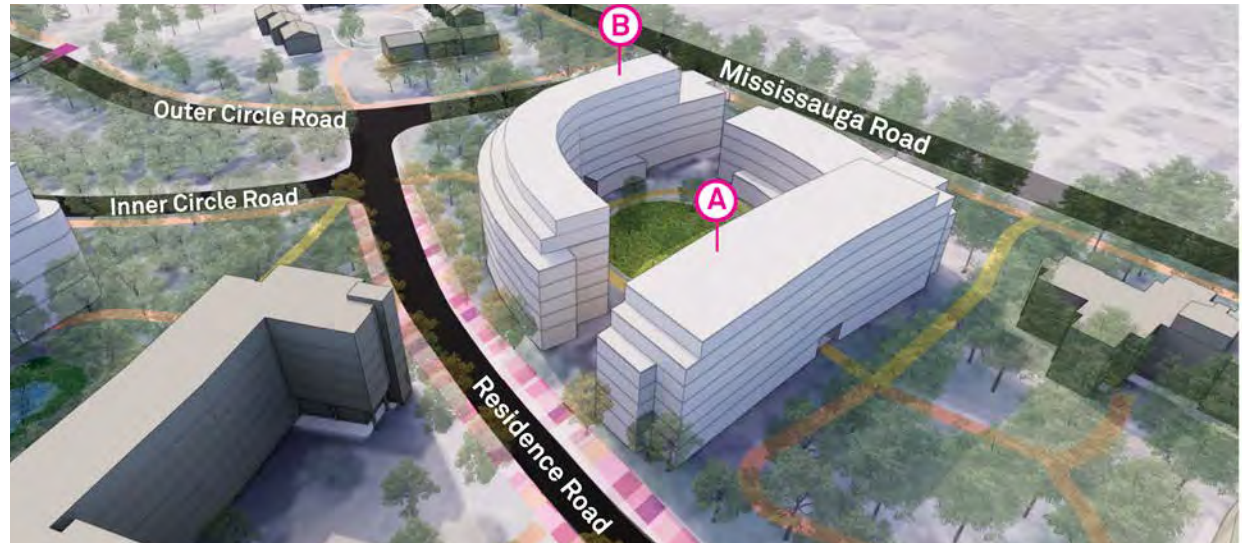
Maximum Height Permitted	22.5 m*
Potential Building Opportunities (PBO) Total Site GFA	15,000 m ²
Total Site Area	12,800 m ²
Maximum Building Envelope Volume (BEV)	154,000 m ³
Building Mass Volume (BMV)*	62,000 m ³
% of BMV within BEV*	40%
Sub Site A PBO GFA	8,000 m ²
Sub Site B PBO GFA	7,000 m ²

*Note: Represented BMV concept is illustrative in nature. Mechanical penthouses are not included within the proposed building envelopes and may protrude from the recommended building volume.

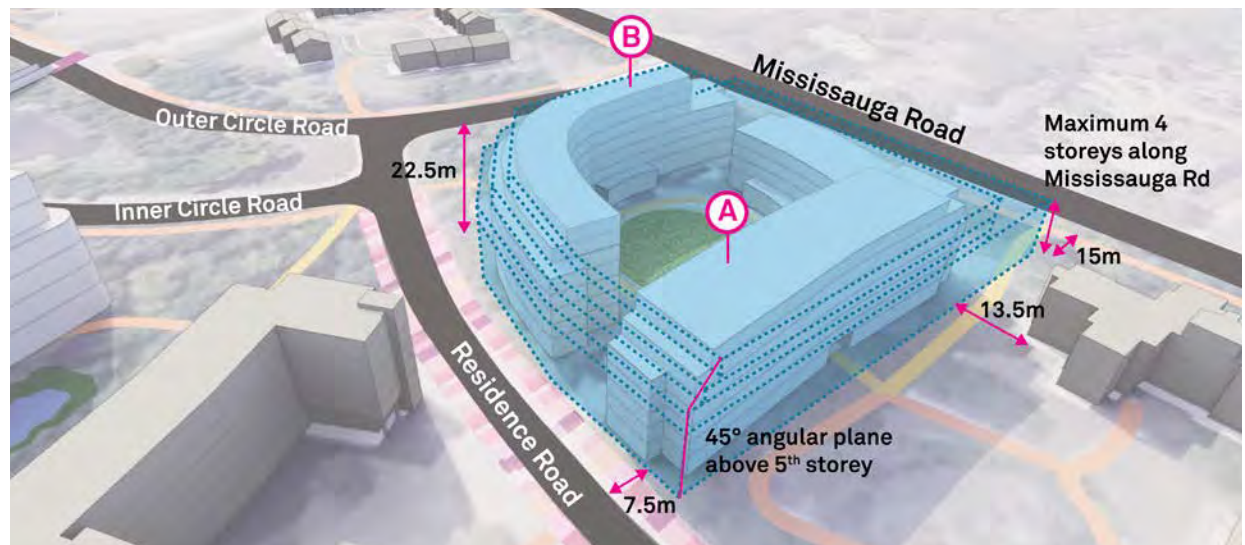
*45 degree angular plane applied above the 5th storey for buildings fronting Residence Road

*Maximum 4 storeys along Mississauga Road

-  Existing & Planned Buildings
-  Potential Building Opportunities (PBO)
-  Building Envelope Volume (BEV)



Potential building massing for Site CSW-5 demonstrating key site design principles. View from Residence Road looking southwest.



Potential building massing for Site CSW-5 within a building envelope. View from Residence Road looking southwest.



Outdoor spaces in the Southwest Precinct should have high-quality open spaces that provide areas for social interaction.

4.4 Campus South Precinct

The Campus South Precinct includes lands along Mississauga Road, south of the campus' central entrance along Outer Circle Road. This precinct currently contains low-rise townhouse blocks, surface parking, and ancillary campus buildings.

Campus development includes the Putnam Place Residence, Leacock Lane Residence, MaGrath Valley Residence, the Early Learning Centre, and the Alumni House building. Surface parking includes the P5, P10, and P11 parking lots, and a surface parking lot in front of the Alumni House. Alumni House is a designated heritage property under Part IV of the Ontario Heritage Act.

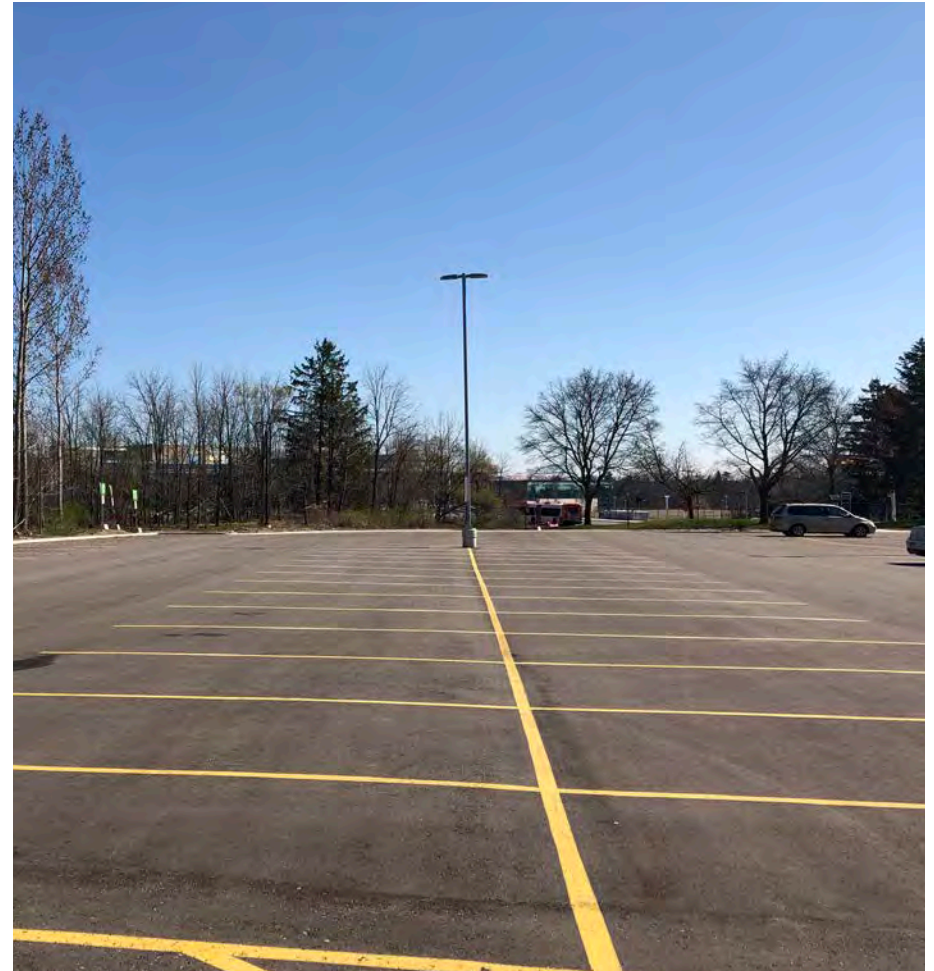
A mature tree buffer exists along Mississauga Road and the Collegeway. There is a steep change in topography between the north and south sides of the Collegeway and along a portion of the Mississauga Road frontage.



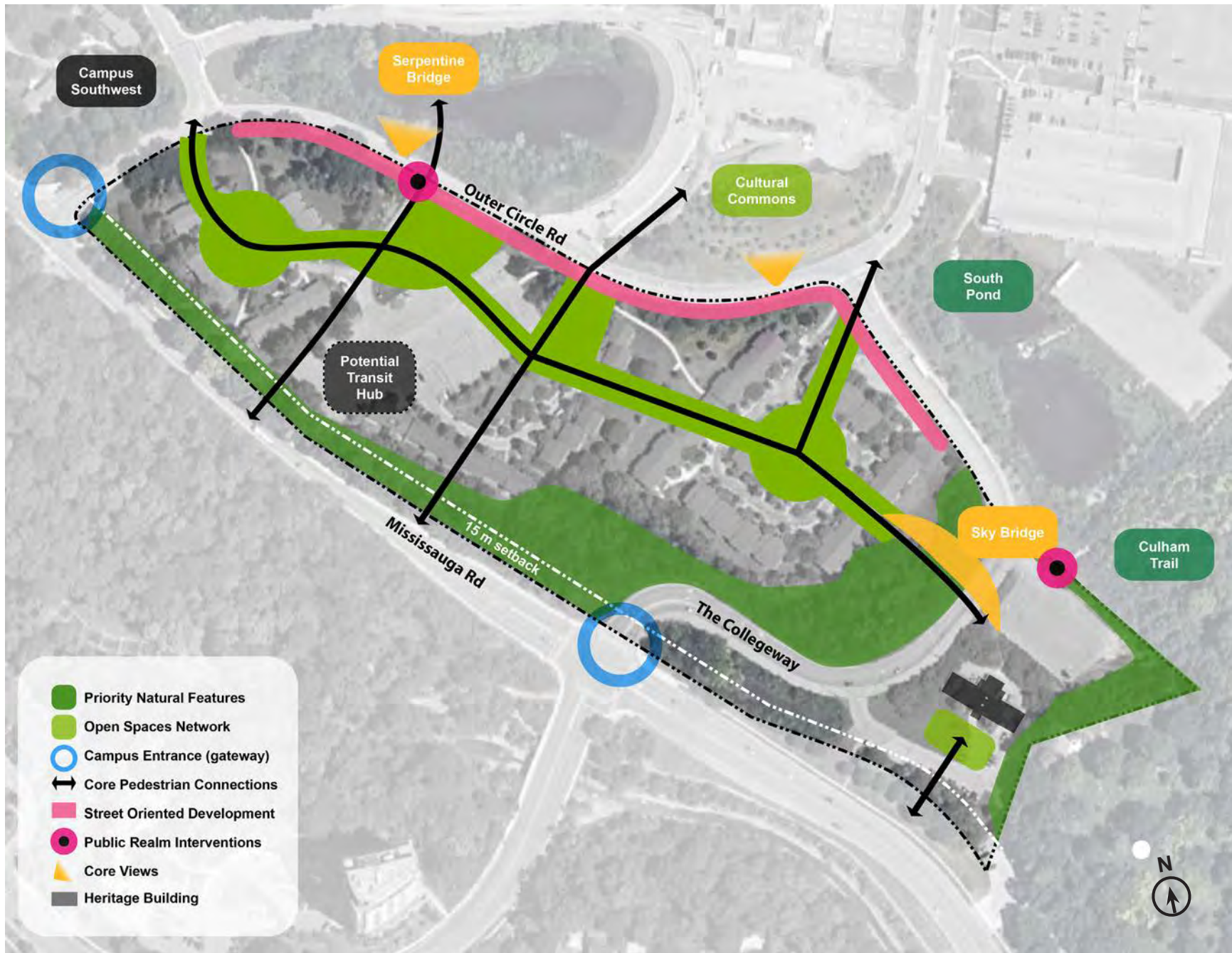
Aerial view of the existing Campus South Precinct.

Key design directions for the Campus South Precinct include:

- Include porous, grade-level building uses along Outer Circle Road and improvements to streetscape design.
- Ensure that development frames Outer Circle Road and the Collegeway with pedestrian-scaled design.
- Ensure that future development on sites between Outer Circle Road and the Collegeway are designed to create a high-quality campus environment and are well integrated through a continuous network of outdoor spaces and connections.
- Consider opportunities for a potential future transit hub on or near the P5 parking lot to consolidate existing public bus functions and consider incorporation of a regional transit hub.
- Ensure that future development minimizes impact on mature trees and natural areas.
- Retain, preserve, and enhance the existing mature tree buffer along Mississauga Road and the Collegeway.
- Ensure that development appropriately transitions in scale, massing, and setbacks to Mississauga Road.
- Explore opportunities to improve pedestrian connections between the south end of the precinct, on both sides of the Collegeway.
- Retain and integrate Alumni House into future development, while conserving its character-defining elements.
- Be well integrated with the design of gateway treatments along Outer Circle Road and the Collegeway.
- Reinforce views and connections to the Campus Core Precinct including the future Cultural Commons open space and the serpentine bridge over Wilson Pond.



View of the existing P5 parking lot, a future potential development site.



Urban design opportunity diagram for the Campus South Precinct. Public realm interventions are envisioned as a new open space looking towards Wilson Pond and a new open space or wayfinding element on the Alumni House site. Diagram, and location of potential transit hub, are illustrative.



Demonstration plan showing potential build out of the Campus South Precinct to the year 2036. No change to the existing condition is anticipated by 2036, with exception to the Alumni House site (Site CS-2). Concept is illustrative in nature.

Site CS-1: Future Redevelopment

Site CS-1 encompasses the lands fronting Mississauga Road bounded by Outer Circle Road and the Collegeway. The site currently contains low-rise townhouse residences and surface parking lots. The site includes the Putnam Place, Leacock Lane, and McGrath Valley Residences, the Early Learning Centre, and the P5 and P10 parking lots.

Site CS-1 has the highest level of development potential for the UTM Campus and can accommodate a range of mid-rise buildings that transition down in height towards Mississauga Road.

The site should be porous in nature through a series of mid-block pedestrian connections. These connections should run along the length of the site and connect the site to Mississauga Road and adjacent sites within the Campus Core and Campus South.

The mature tree buffer along Mississauga Road and the Collegeway should be retained and enhanced. Views and connections to Wilson Pond and the Cultural Commons should be reinforced through site design.

The site could accommodate a range of intensified ancillary uses in single-use or mixed-use buildings. Academic uses may also be considered over time. New development could occur on a smaller portion of the site or could occur as a phased, large scale redevelopment.

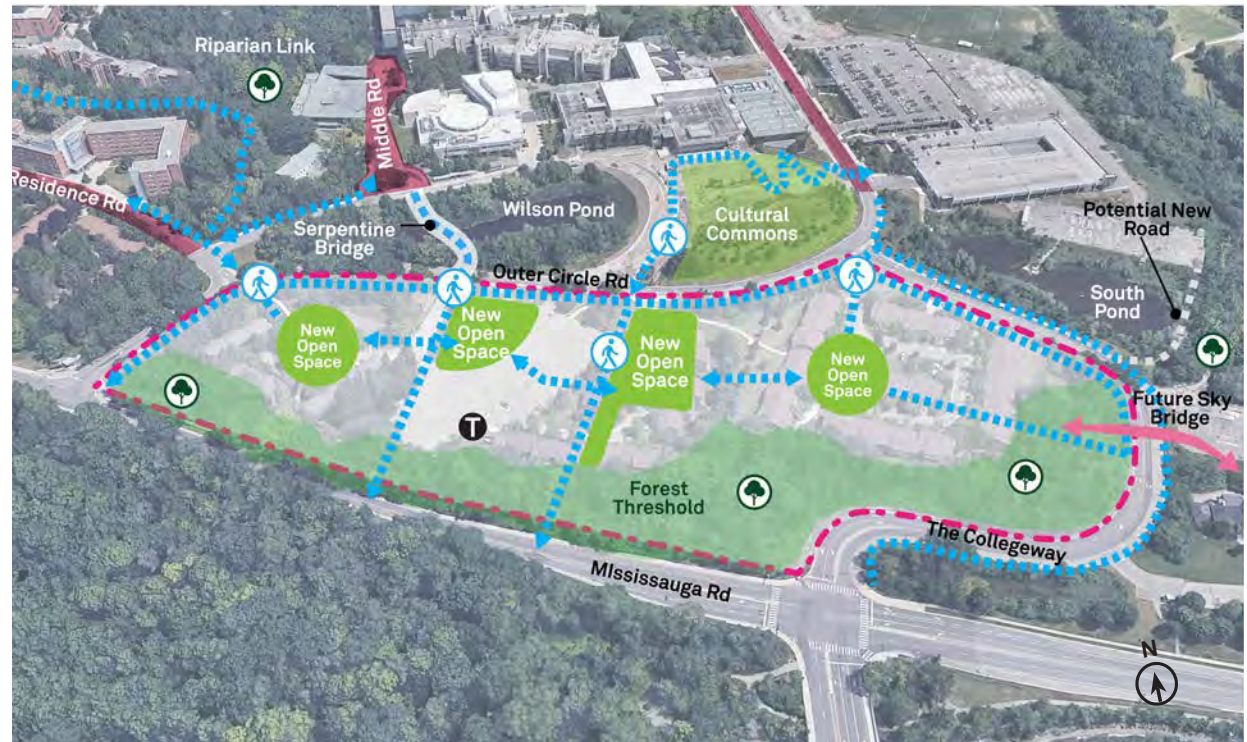
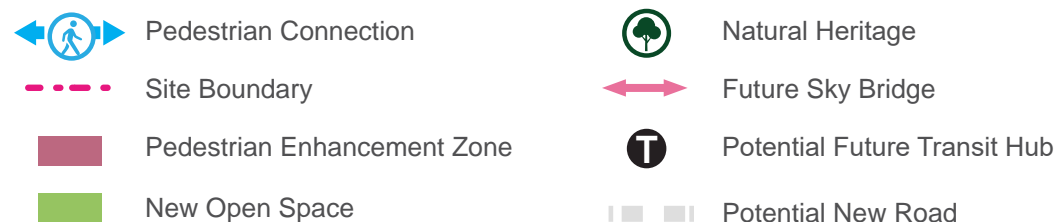
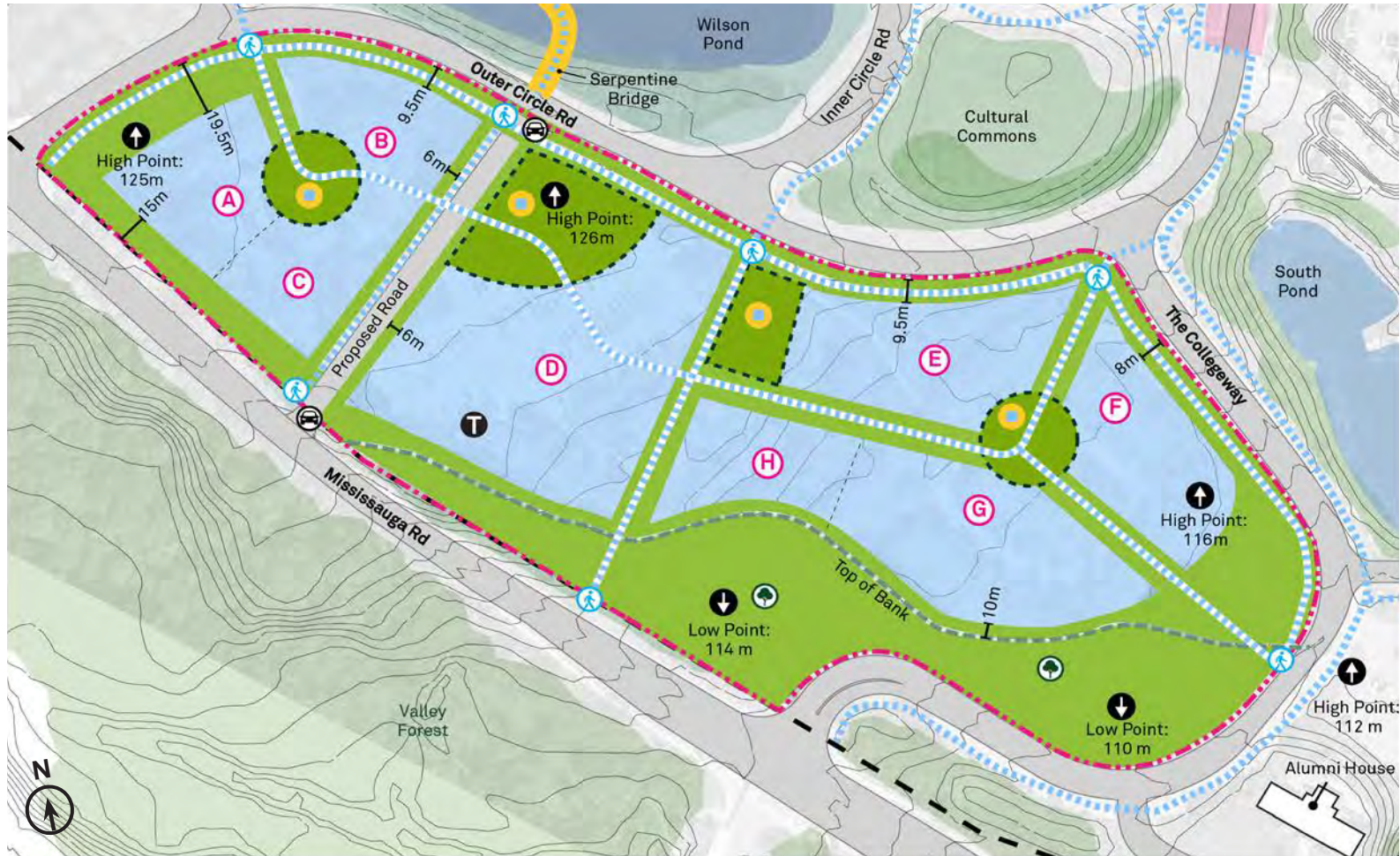


Diagram showing key urban design opportunities for Site CS-1.

This site could also accommodate a potential future transit hub that consolidates all public transit bus stops. The location close to Mississauga Road would minimize bus flow through the campus to aid traffic flow, and ensure more efficient bus movements in and out of campus. The feasibility of a potential transit hub should be studied further in the short term.

Although the development of this site is anticipated in the long term, the timing of development and ultimate uses on the site will reflect evolving needs and funding opportunities.



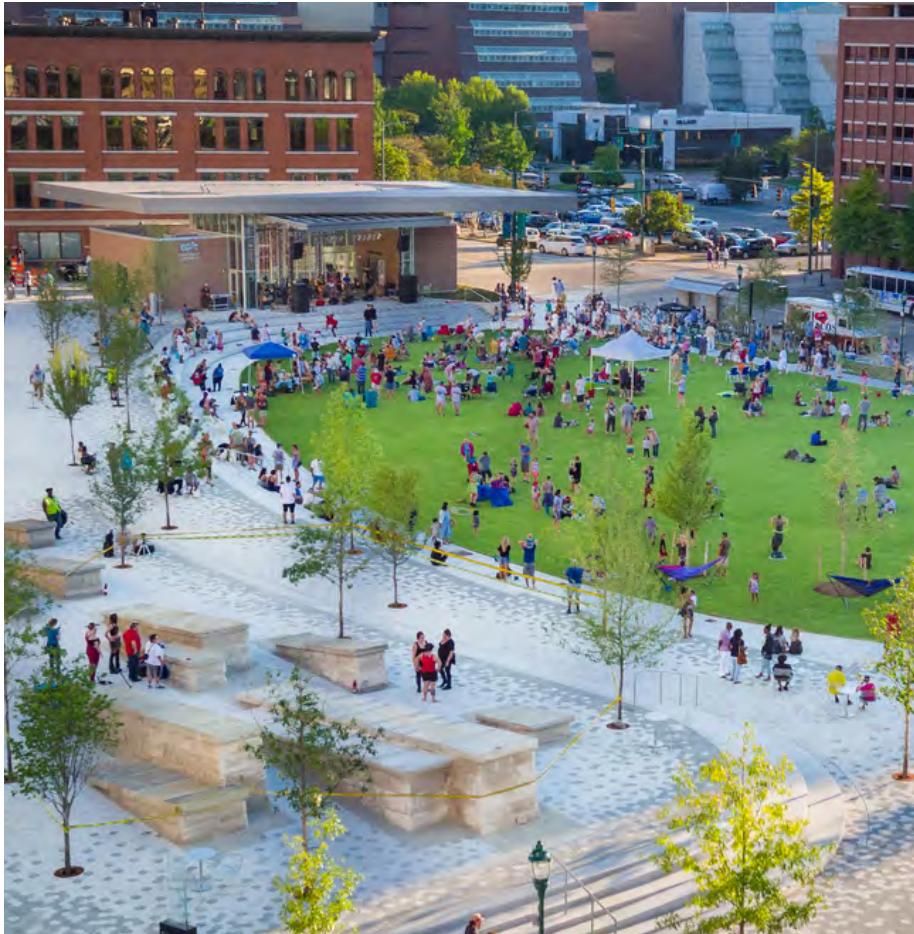


Site opportunities for Site CS-1 include new buildings that frame Mississauga Road and Outer Circle Road, a series of new open spaces, a new vehicular road to support a potential future transit hub, and mid-block connections to improve site permeability. Diagram is illustrative in nature.

- | | | |
|--------------------------------|---------------------------------|--------------------------|
| Site Boundary | Priority Pedestrian Connections | Vehicular Access |
| Existing & Confirmed Buildings | Pedestrian Access | Topography Lines |
| Potential Buildable Area | Natural Heritage | High Point in Topography |
| Minimum Setbacks | Open Space Opportunity | Low Point in Topography |
| Potential Future Transit Hub | | |



As the South Precinct and Site CS-1 redevelop over time, they should contain a range of uses to create vibrant, comfortable, and high-quality urban environments.



The South Precinct and Site CS-1 should include ancillary uses that support the university's academic mission, such as ancillary retail, community spaces, and/or a future transit hub.

Site CS-2: Alumni House Site

Site CS-2 contains the existing Alumni House and the P11 parking lot. This site forms the southwestern edge of the UTM Campus. It is bounded by Mississauga Road to the west, the Collegeway to the north, and natural heritage features to the east and south. The campus's south stormwater management pond exists to the northeast of the site.








The site's unique location along Mississauga Road positions itself as an important community-facing site. The site presents an opportunity for development that capitalizes on the high visibility of the site and its location along one of the three campus gateways (entrances).

The Alumni House is a designated heritage property under Part IV of the Ontario Heritage Act (OHA). Future development on the site should maintain the visual prominence of the Alumni House from Mississauga Road and the Collegeway through contextually sensitive design.

Since the UTM Campus is an identified Cultural Heritage Landscape, and Alumni House is an OHA designated property, a Heritage Impact Assessment (HIA) that addresses both contexts will be required for future development on Site CS-2. The HIA would assess the proposal's impacts to the property's cultural heritage value outlined in the Designation By-law. It would also outline the proposed conservation strategy.



Site CS-2 Site Opportunities.

-  Pedestrian Connection
-  Site Boundary
-  Pedestrian Enhancement Zone
-  New Open Space
-  Natural Heritage
-  Future Sky Bridge
-  Potential New Road

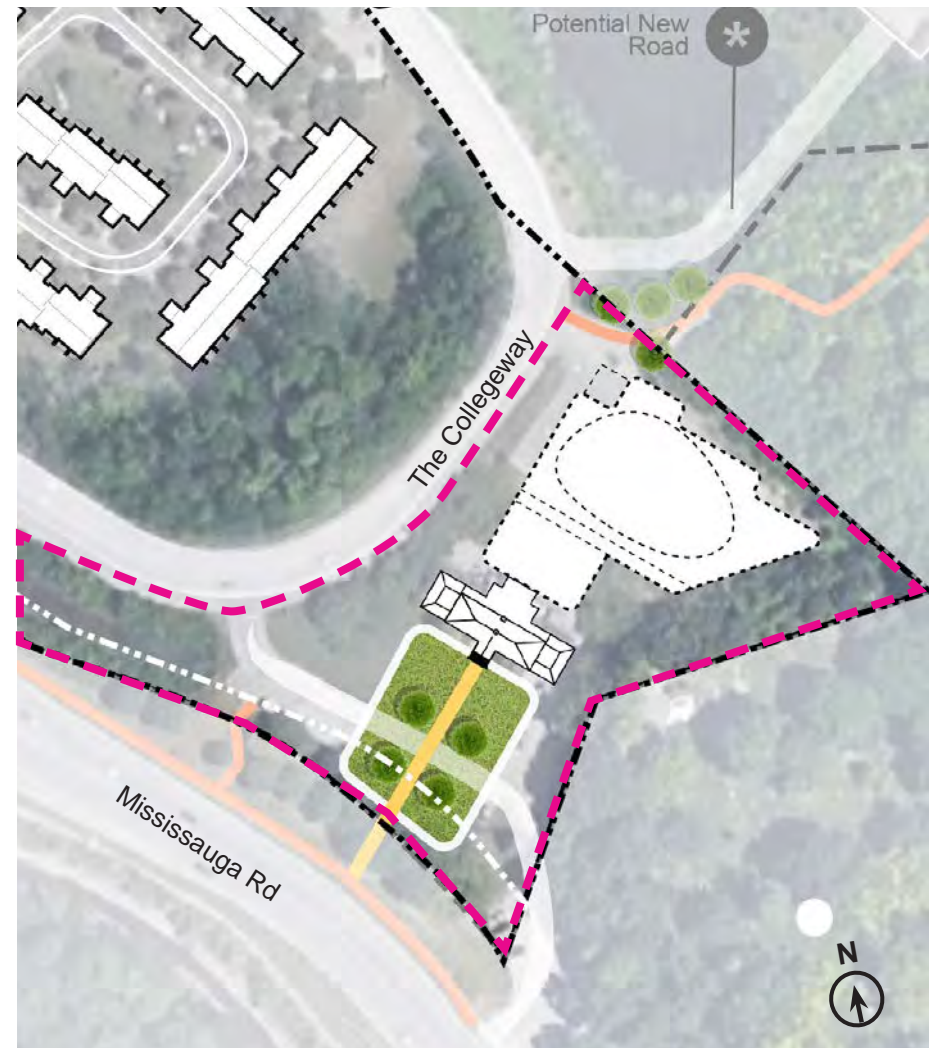
Building opportunities exist primarily on the P11 parking lot site behind the Alumni House site. The inclusion of Alumni House as part of any site redevelopment should be explored to increase the function and program possibilities of Alumni House and this important community-facing site along Mississauga Road. Development of these lands should create a landmark building and site that contribute to the identity of the campus and enhance this key arrival point to UTM.

The opportunity to physically link Alumni House and new development should be informed by its heritage designation, character-defining elements, landscape setting, and low-rise scale to ensure a contextually sensitive design solution.

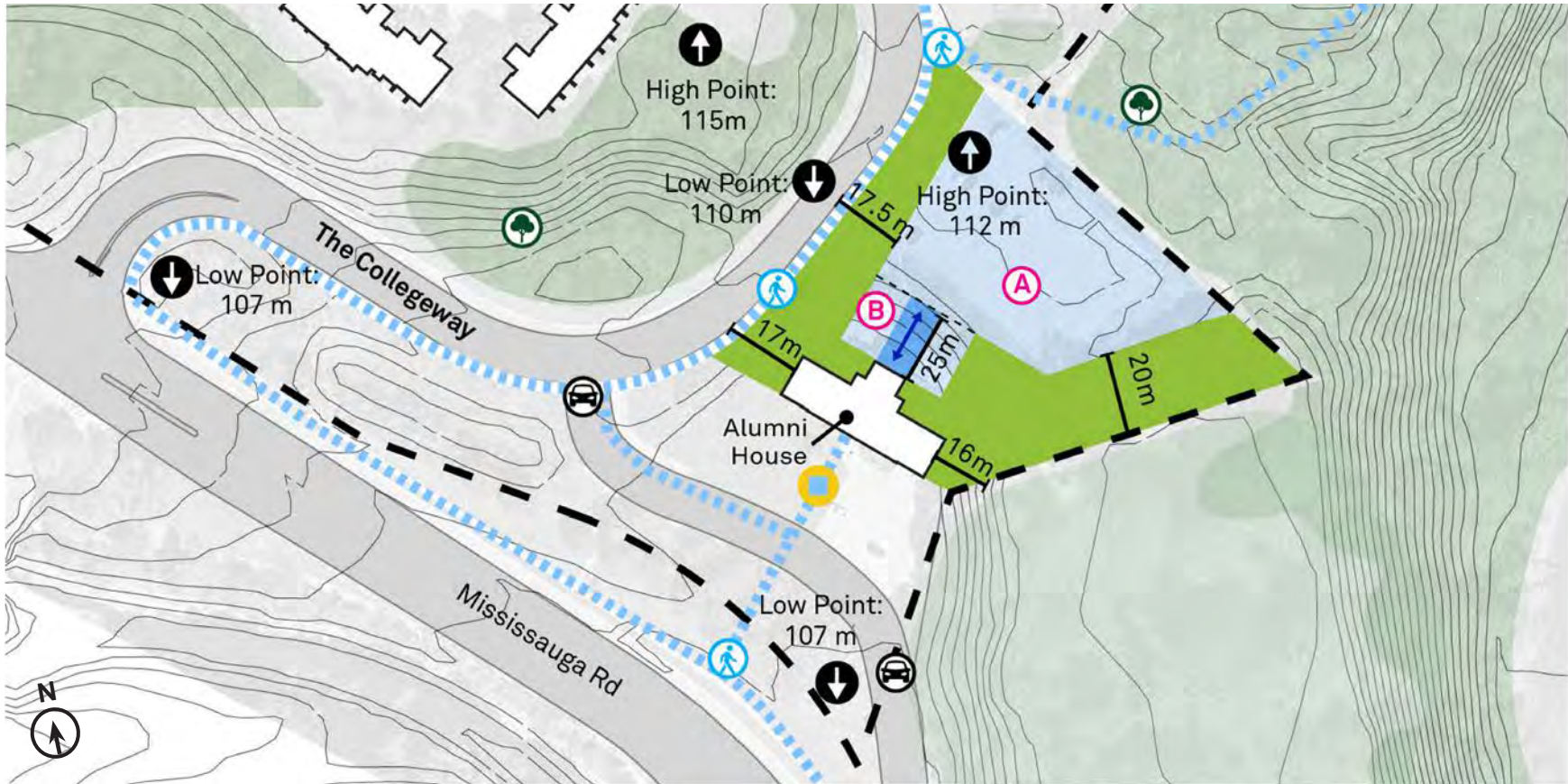
Views of the adjacent forest and south stormwater pond should be promoted through building design, massing, and materiality.

A new open space should be considered in front of the Alumni House site to provide increased site animation and improve the design quality of this site. Opportunities for limited adjacent parking to support the functions of Alumni House should be considered.

To improve pedestrian connectivity, a new sky bridge connection between the new building and the adjacent site (CS-1) should be explored. A bridge will help form an improved gateway element into campus from the southern campus entrance.



Site CS-2 Alumni House site. Concept is illustrative.



Site opportunities for Site CS-2 include the creation of a new building connected to Alumni House by a small building link, a new open space, and improved pedestrian connections. Concept is illustrative in nature.

- | | | |
|--------------------------------|---------------------------------|--------------------------|
| Site Boundary | Priority Pedestrian Connections | Vehicular Access |
| Existing & Confirmed Buildings | Pedestrian Access | Topography Lines |
| Potential Buildable Area | Natural Heritage | High Point in Topography |
| Minimum Setbacks | Open Space Opportunity | Low Point in Topography |
| Mid-block Connection | | |

Site CS-2: Key Design Principles

1. Conserve Alumni House by encouraging its adaptive reuse and incorporation into contextually sensitive redevelopment, which conserves the character-defining elements of the property. Conservation work should be undertaken with reference to best practice and guidance documents, including the Standards & Guidelines for the Conservation of Historic Places in Canada.
2. Ensure future development contributes to the cultural heritage value and character of Alumni House and its setting. Consideration should be given to appropriate massing and materiality.
3. Retain the existing mature tree buffer along Mississauga Road and the Collegeway.
4. Ensure future development appropriately transitions to sensitive natural heritage features bounding the site.
5. Create a pedestrian-scaled streetwall along the Collegeway where appropriate.
6. Create a new open space in front of the Alumni House to improve street presence and site animation, and to enhance the property's character-defining elements.
7. Incorporate limited parking to serve the functions of Alumni House.
8. Improve pedestrian connectivity with Site CS-1 through a new pedestrian bridge (to occur as part of Site CS-1 redevelopment).



Potential building massing for Site CS-2 demonstrating key site design principles. View from Mississauga Road and the Collegeway looking east.






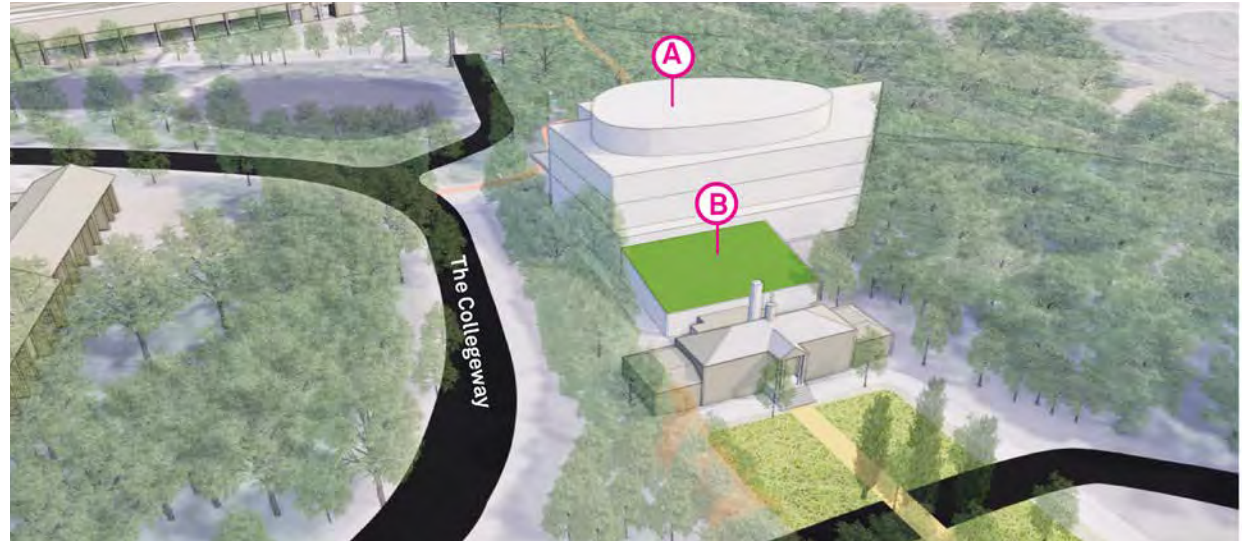
Potential building massing for Site CS-2 demonstrating key site design principles. View from the Collegeway looking west.

Site CS-2: Key Design Metrics

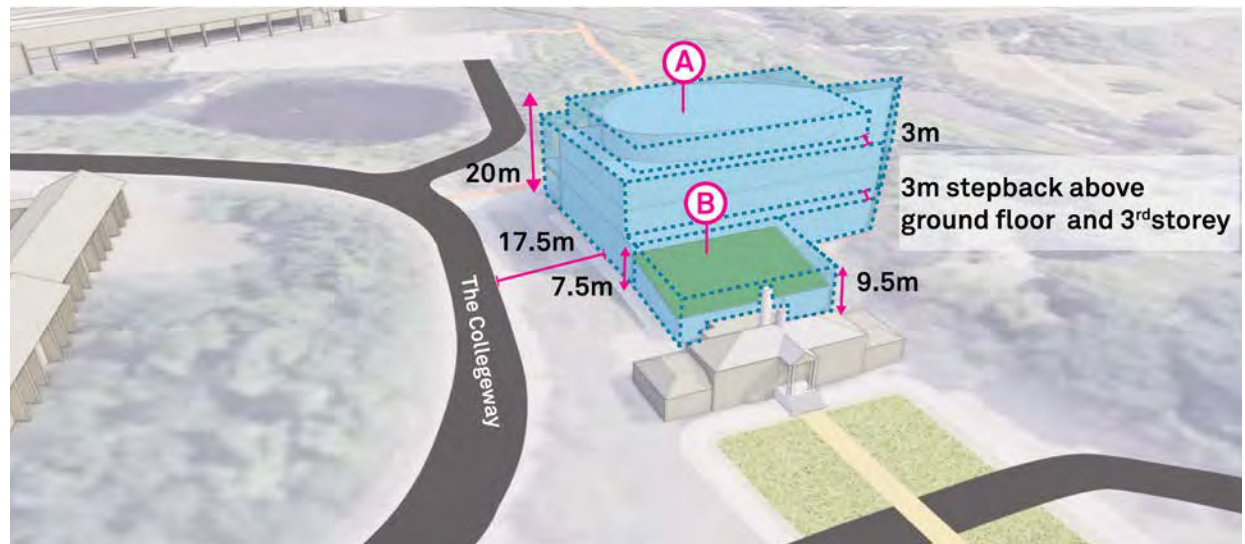
Potential Building Opportunities (PBO) Total Site GFA	6,000 m²
Total Site Area	14,600m²
Sub Site A	
Maximum Height Permitted	20.0 m
Maximum Building Envelope Volume (BEV)	40,000 m ³
Building Mass Volume (BMV)*	35,000 m ³
% of BMV within BEV*	88%
PBO GFA	5,500 m ²
Sub Site B	
Maximum Height Permitted	5.0 m
Maximum Building Envelope Volume (BEV)	3,000 m ³
Building Mass Volume (BMV)*	1,400 m ³
% of BMV within BEV*	47%
PBO GFA	500 m ²

*Note: Represented BMV concept is illustrative in nature. Mechanical penthouses are not included within the proposed building envelopes and may protrude from the recommended building volume.

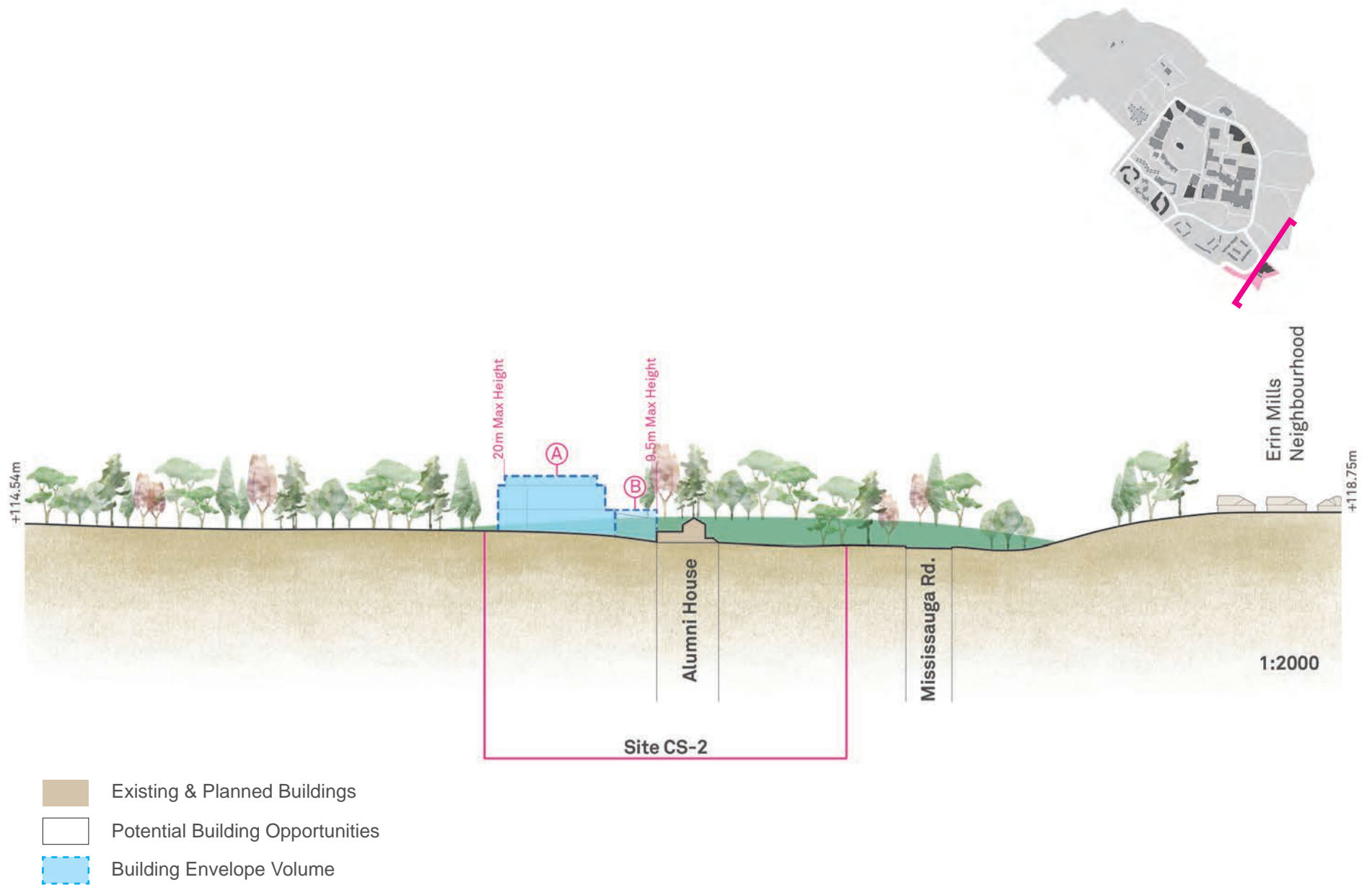
-  Existing & Planned Buildings
-  Potential Building Opportunities (PBO)
-  Building Envelope Volume (BEV)



Potential building massing for Site CS-2 demonstrating key site design principles. View from Mississauga Road and the Collegeway looking east.



Potential building massing for Site CS-2 within a building envelope. View from Mississauga Road and the Collegeway looking east.



A section identifying recommended building envelope parameters for Site CS-2, and potential building opportunities that could fit within the envelopes. Section is looking south from the site.

4.5 Campus East Precinct

The Campus East Precinct includes lands along the southeastern extent of campus, on the south side of Outer Circle Road.

This precinct contains the P4 and P8 parking lots, the South Field, the south stormwater management pond, and undeveloped natural lands. Surface and structured parking areas frame the south side of Outer Circle Road.

The southern edge of the precinct has varied topography, sloping on its southeast portion, towards the Credit River.



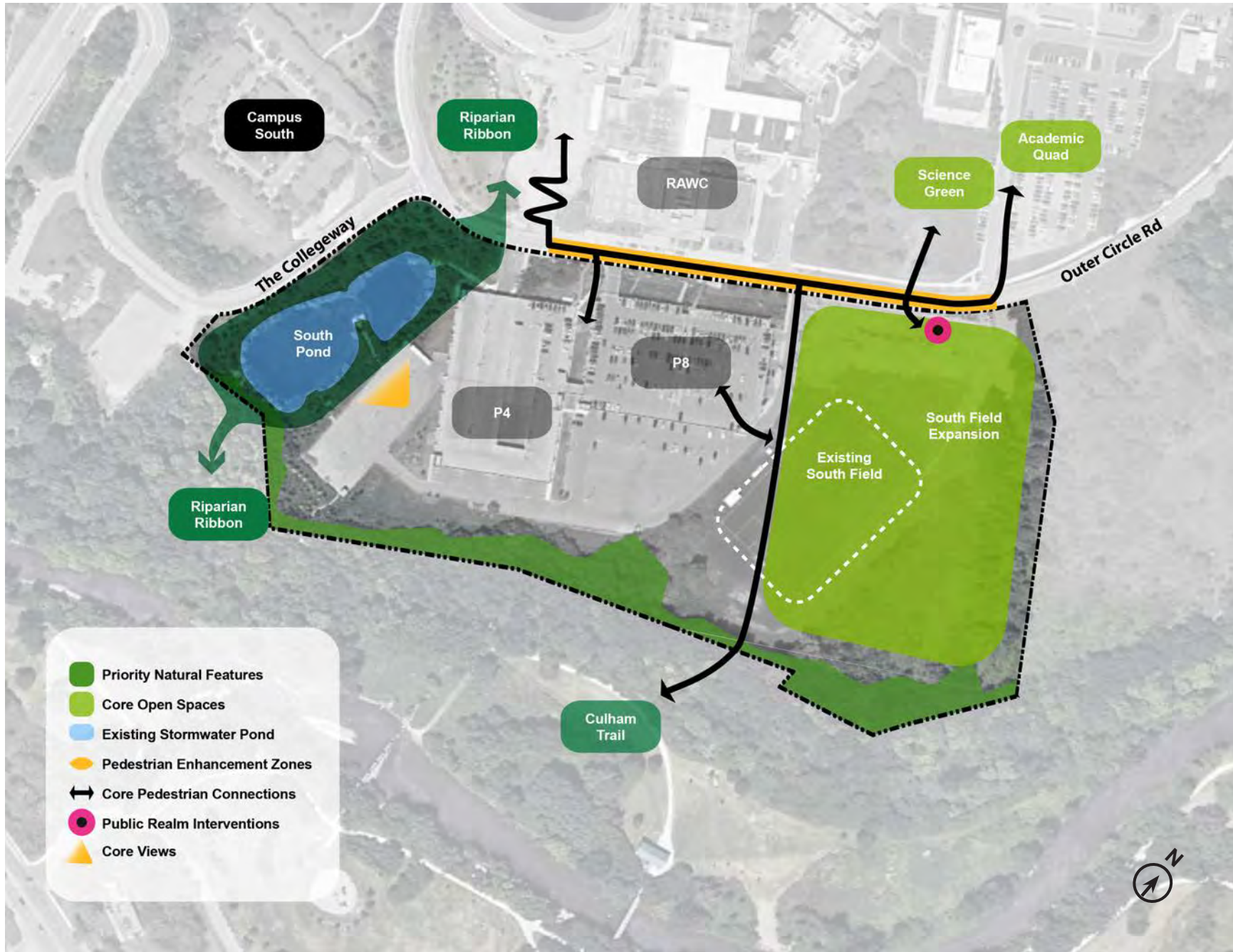
Aerial view of the existing Campus East Precinct.

Key design directions for the Campus East Precinct include:

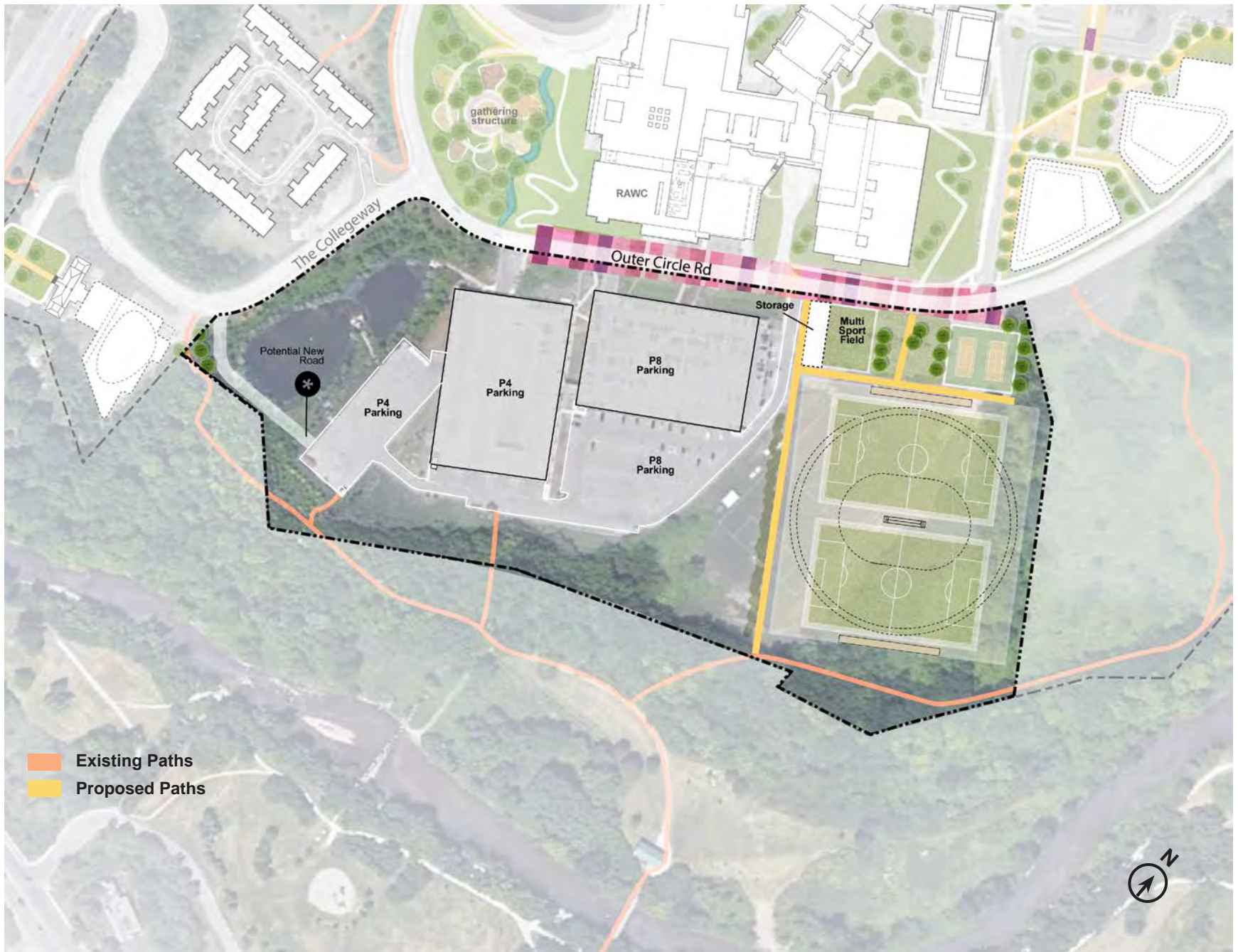
- Revitalize Outer Circle Road through active at-grade uses and improvements to streetscape and public realm design.
- Create a pedestrian-scaled street edge along Outer Circle Road as new development occurs.
- Ensure that future development minimizes impacts on mature trees and natural areas.
- Provide appropriate transitions to adjacent forested areas and the Credit River.
- Provide a positive interface with the South Field and minimize shadowing and overlook by future adjacent development.
- Reinforce and enhance visibility and connectivity between the South Field and Outer Circle Road.
- Provide views and/or physical connections to the south stormwater pond.
- Reinforce and enhance connectivity to the Campus Core Precinct.



The existing South Field area will be part of an expanded outdoor sports complex to include two soccer fields aligned for cricket, tennis courts, a multi-sport field, and a new open space.



Urban design opportunity diagram for the Campus East Precinct. Public realm interventions are envisioned as a new open space along Outer Circle Road, adjacent to the expanded sports complex. Diagram is illustrative in nature.



Demonstration plan showing potential build out of the Campus East Precinct to the year 2036. Concept is illustrative in nature.

Key Design Interventions

Site CE-3: The South Field Expansion

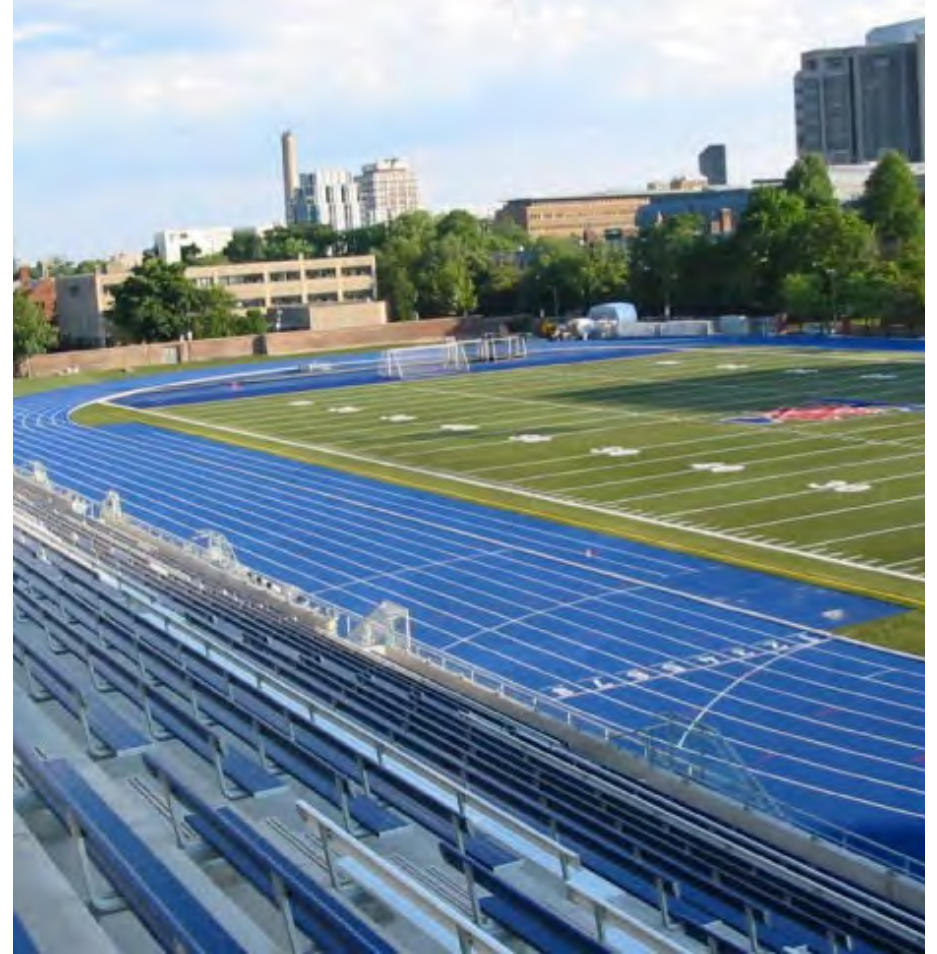
Site CE-3 contains the existing South Field. The field includes bleachers, football goal posts, and soccer goals. The South Field is bounded by a portion of the P8 parking lot and Outer Circle Road to the north, forested areas and the Credit River to the south, the P8 parking lot to the west, and a natural field and forested area to the east.

The South Field is envisioned as an expanded outdoor sports complex and will include two soccer fields aligned for cricket. Tennis courts, a new open space, and a multi-sport field are envisioned along Outer Circle Road to replace the small P8 parking lot. The South Field expansion may occur over several phases.

The location of sports and recreation uses along Outer Circle Road is located close to the university's Recreation, Athletics & Wellness Centre (RAWC). It will also provide improved connectivity and a positive interface with the Campus Core Precinct and the Credit River valley lands.



The South Field expansion. Concept is illustrative.



The South Field expansion will consolidate campus sports facilities in a prime location adjacent to the Recreation, Athletics & Wellness Centre (RAWC) and near the Credit River Valley.

RAWC Commons Shared Street

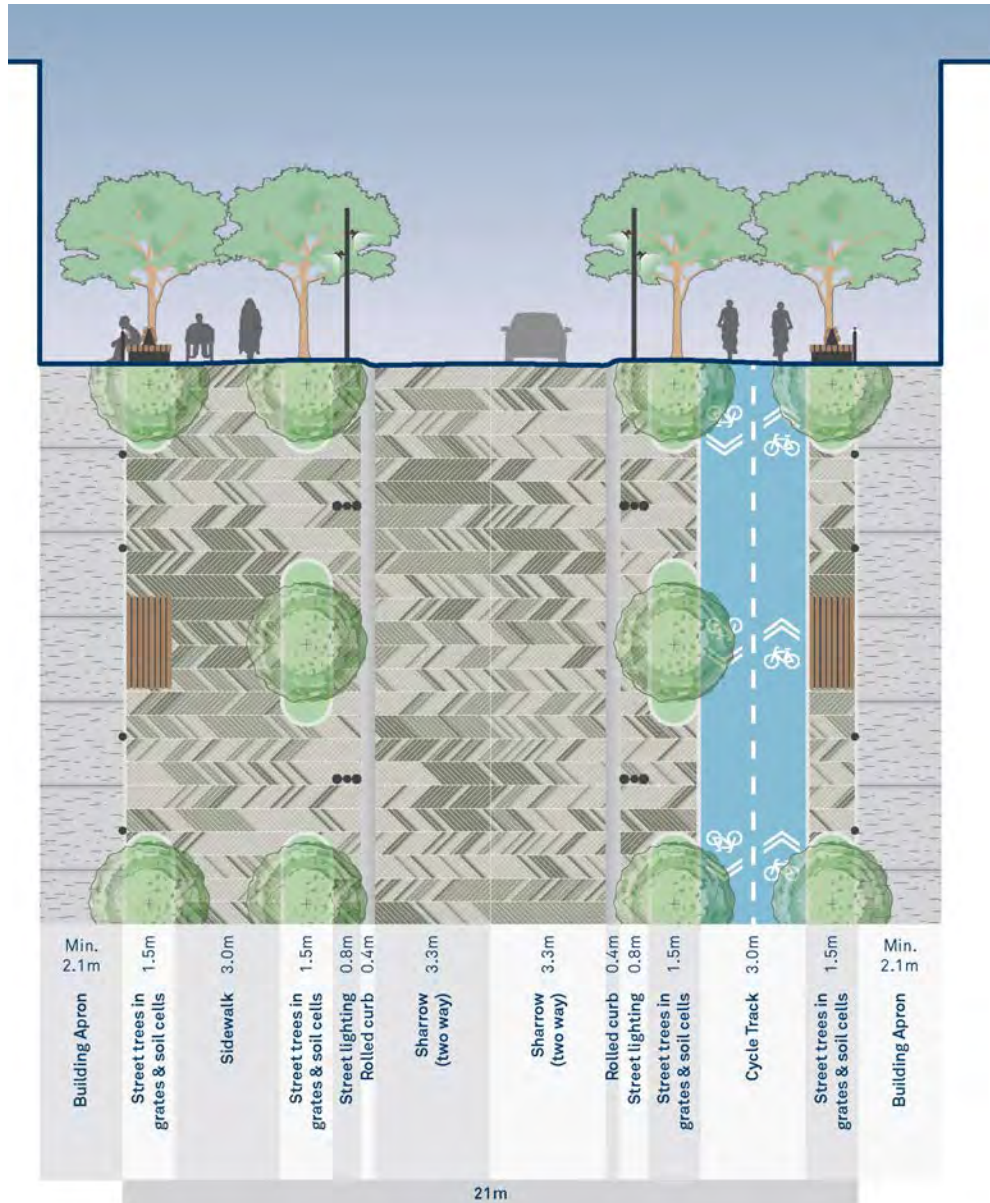
The existing portion of Outer Circle Road adjacent to the Recreation, Athletics & Wellness Centre (RAWC) is envisioned as one of several proposed shared streets, called “RAWC Commons”. Creating a shared street in this location will promote pedestrian and cyclist activity, and an enhanced sense of arrival to campus.

The use of consistent, upgraded paving materials for the boulevard and the roadway will reinforce pedestrian and cyclist priority and encourage slower moving traffic. The boulevard should include public realm features including enhanced landscaping, wide sidewalks, and seating areas.

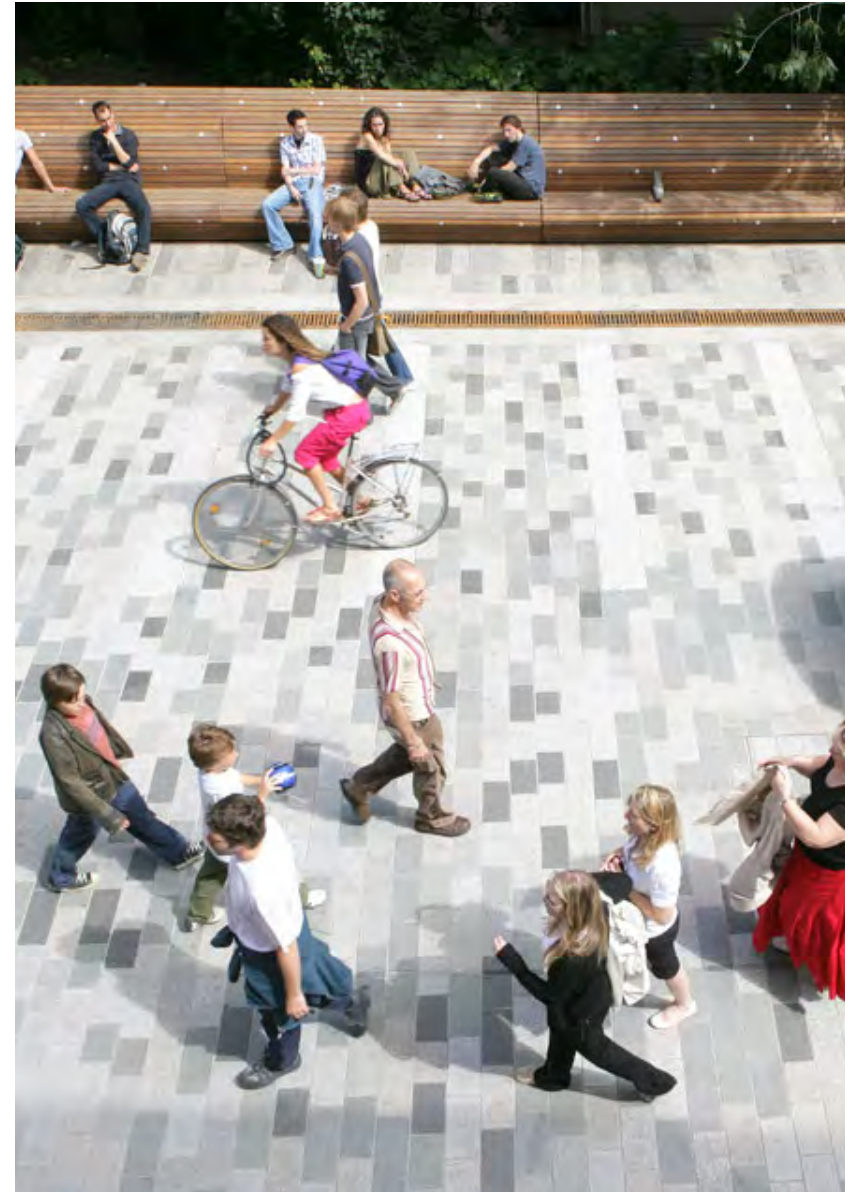
A cycle track is recommended for the outer edge of Outer Circle Road as part of the continuous cycle facilities proposed along Outer Circle Road and the Collegeway.



RAWC Commons Shared Street along Outer Circle Road. Concept is illustrative.



A potential two-way street section for RAWC Commons along Outer Circle Road, in front of the RAWC, looking east.



The RAWC Commons Shared Street will be designed to signal to vehicles that the road has pedestrian priority, including special paving and high-quality public realm features.

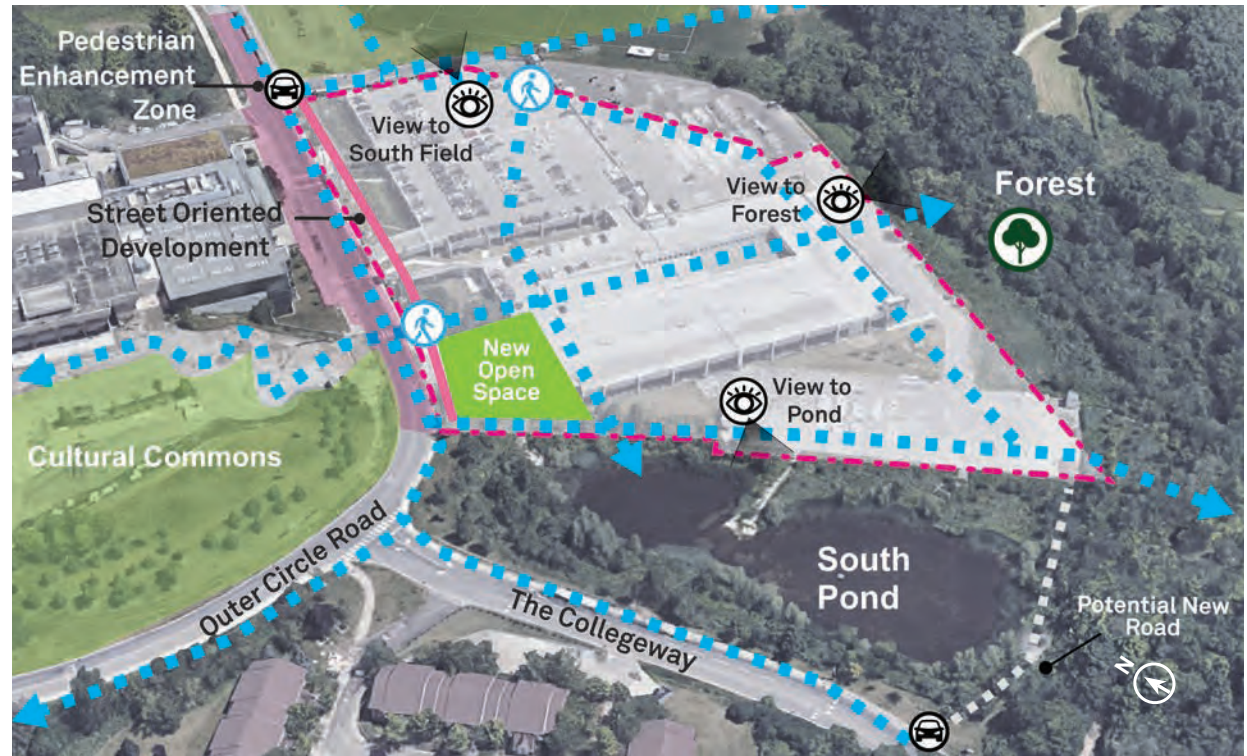
Site CE-2: Future Redevelopment on the P4 and P8 Parking Lots

Site CE-2 has potential for increased density on the existing P8 and P4 surface and structured parking lots. Redevelopment of the site will improve the sense of arrival and orientation into this part of campus. This site could be redeveloped with future academic or mixed-use buildings, new open spaces, and parking.

The redevelopment of these sites should front onto Outer Circle Road and contribute to an enhanced, pedestrian-scaled public realm. Future buildings should create a positive interface with the adjacent South Field, provide views and/or connections to the south stormwater pond, and appropriately transition to forested areas and the Credit River.

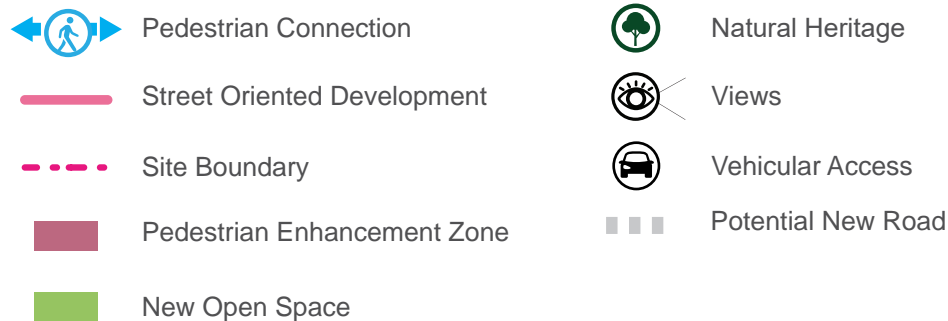
Pedestrian connectivity should be emphasized through the design of the site to create porous site design. Connections towards the Cultural Commons, the South Pond, the South Field, and the forest should be integrated into site design.

Underground parking should be pursued where possible, or a mix of underground and alternate parking formats. Surface and/or structured parking could be considered at the rear of the site, ensuring that an active frontage is promoted along Outer Circle Road through redevelopment.



Site CE-2 Site Opportunities.

A new open space is recommended on the site along Outer Circle Road, across the street from the Cultural Commons. It will create an entry feature for the East Campus to improve sense of arrival, and add synergy between the Cultural Commons and Davis Path, extending South Pond and the Commons as spaces for gathering, events and recreational activities.



- Site Boundary
- Existing & Confirmed Buildings
- Potential Buildable Area
- Minimum Setbacks
- Pedestrian Enhancement Zones
- Potential New Road
- Priority Pedestrian Connections
- P Pedestrian Access
- T Natural Heritage
- O Open Space Opportunity
- V Vehicular Access
- Topography Lines
- ↑ High Point in Topography
- ↓ Low Point in Topography



Site opportunities for Site CE-2 includes numerous buildings, a new open space, and a series of new internal pedestrian connections. Concept is illustrative in nature.

4.6 Forest Precinct

The Forest Precinct includes forested lands on the outer edge of Outer Circle Road on the east end of campus, and in areas on the northern extent. Some of the sites within the Forest Precinct are anthropogenic in nature. This precinct is largely undeveloped except for a few small ancillary campus buildings including the Central Utilities Plant, several outdoor research elements, the Forensic Anthropology Field School, the Grounds Building, the Paleomagnetism Laboratory, and some surface parking.

Lislehurst, the Principal's residence and a designated heritage property, is located near the northernmost extent of the campus.

The precinct is serviced primarily by Principal's Road, which is a narrow vehicular road. There is access provided to the UTM Nature Trail from the north end of Principal's Road, which follows the curve of the adjacent Credit River.

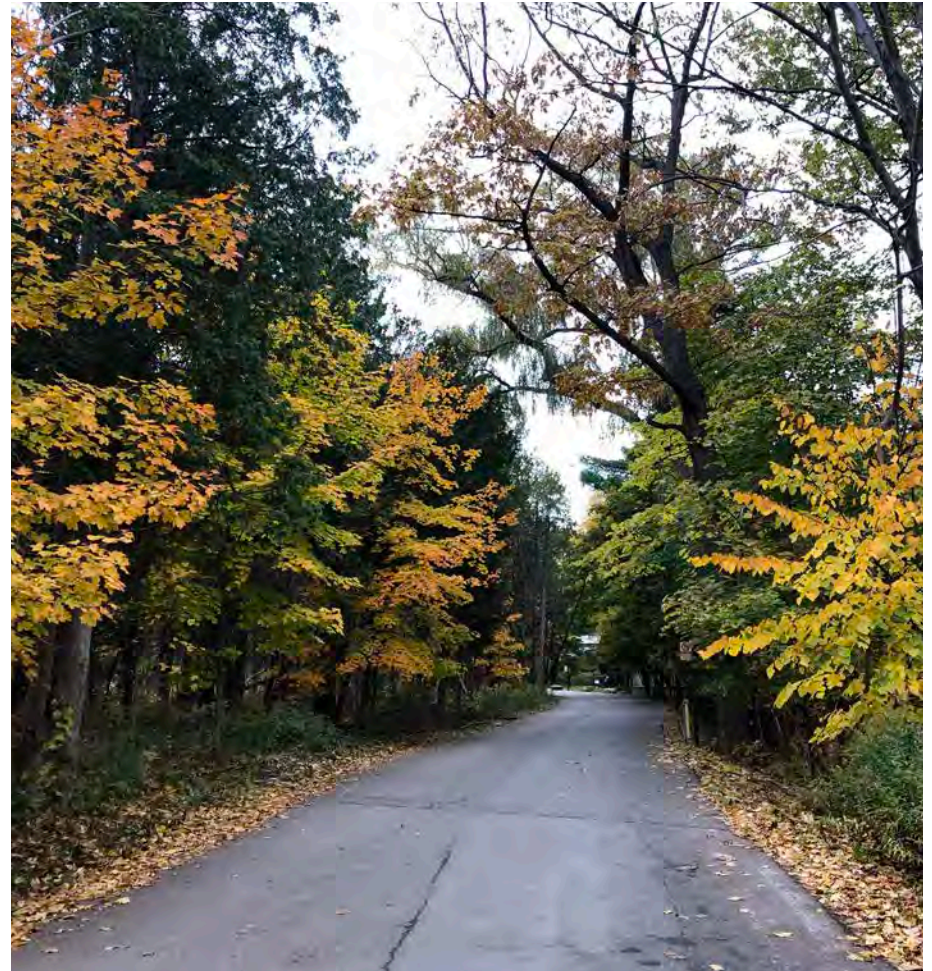
The Forest Precinct contains primarily High Conservation Priority Natural Heritage Features in the form of deciduous forests. The richness of the ecological setting is a core asset to UTM and should be enhanced and protected.



Aerial view of the existing Forest Precinct.

Key design directions for the Forest Precinct include:

- Development within the Forest Precinct should be minimized. Development should first be considered in other areas of the campus.
- Where unavoidable, development within the Forest Precinct should respond sensitively to ecological site conditions, minimize removal or encroachment on forested and natural areas, and minimize impacts to site ecology and wildlife habitat.
- Public realm features should be considered along Principal's Road from Outer Circle Road, just north of the Grounds Building. Features including wayfinding, lighting and enhanced landscaping can improve the pedestrian experience, improve safety to university buildings, and reinforce the forest as an important part of UTM.
- Opportunities for land-based learning and Indigenous placemaking and placekeeping within the forest are encouraged to improve awareness of and engagement with campus ecology.



View of mature forests looking north along Principal's Road.



Urban design opportunity diagram highlighting the key urban design considerations for the Forest Precinct. Public realm interventions along Outer Circle Road may include public art, wayfinding markers, or small open spaces. Diagram is illustrative in nature.

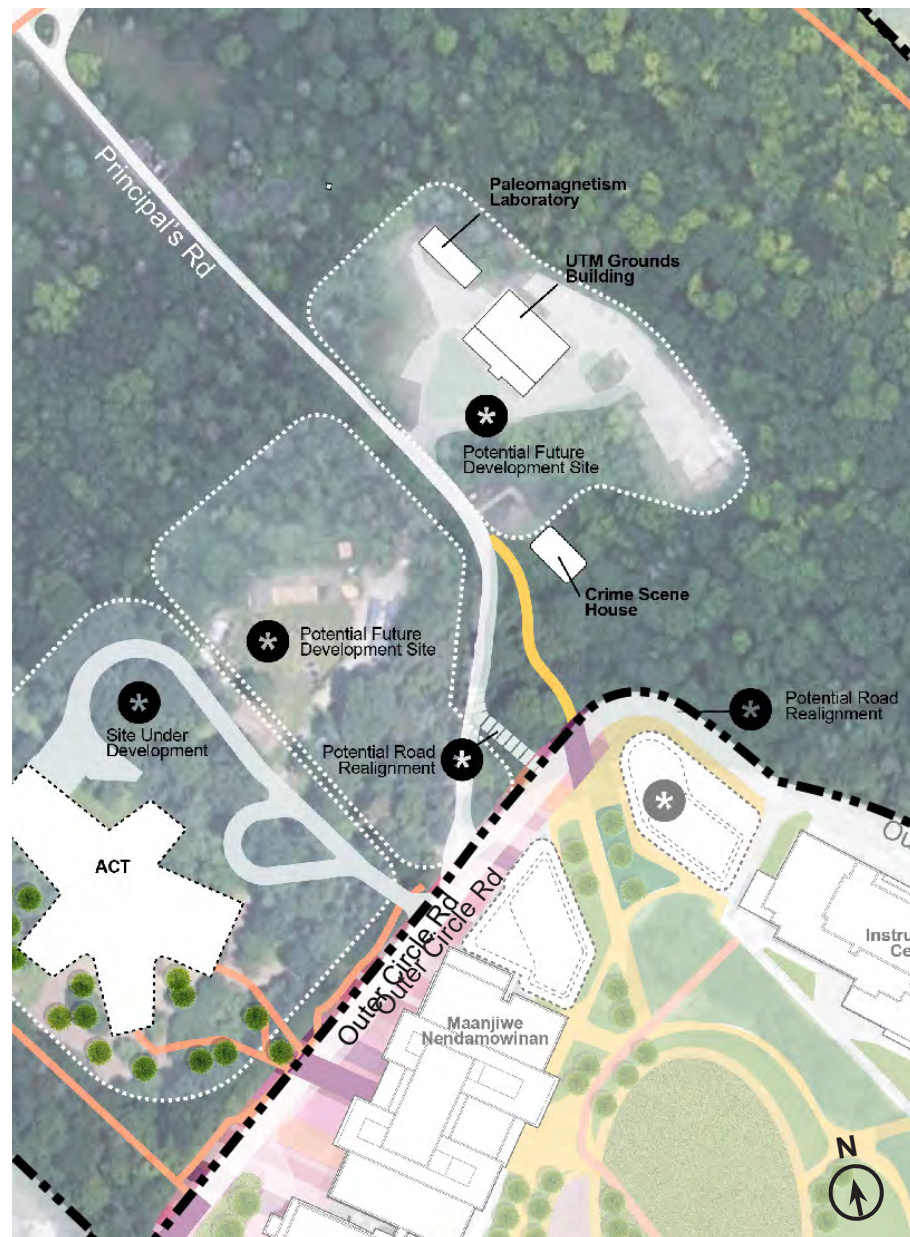
Key Design Interventions

The Forest Precinct will be home to future development projects that support expanding programs for computer science, robotics, and information technology, among others, to allow for flexibility of use. A new bat research facility and crime scene garage are also being explored for future use of the lands adjacent to the Grounds Building.

Principal's Road Potential Realignment

Principal's Road could be slightly realigned near Outer Circle Road. This could involve a small shift in the southerly portion of the road to move it further east. This could allow for improved views and connections to the adjacent Campus Core Precinct and a new pedestrian and cyclist crossing between the north and south side of Outer Circle Road. A road realignment would also increase the distance between Principal's Road and a future new road associated with development north of Outer Circle Road, which would improve safety and reduce conflict between users of the two streets.

Realignment of Principal's Road would impact High Conservation Priority Natural Heritage Features, primarily mature deciduous forests. Site-specific environmental studies should be undertaken prior to a decision on a road realignment to determine the magnitude of impacts to existing ecology and wildlife habitat, and mitigation strategies.

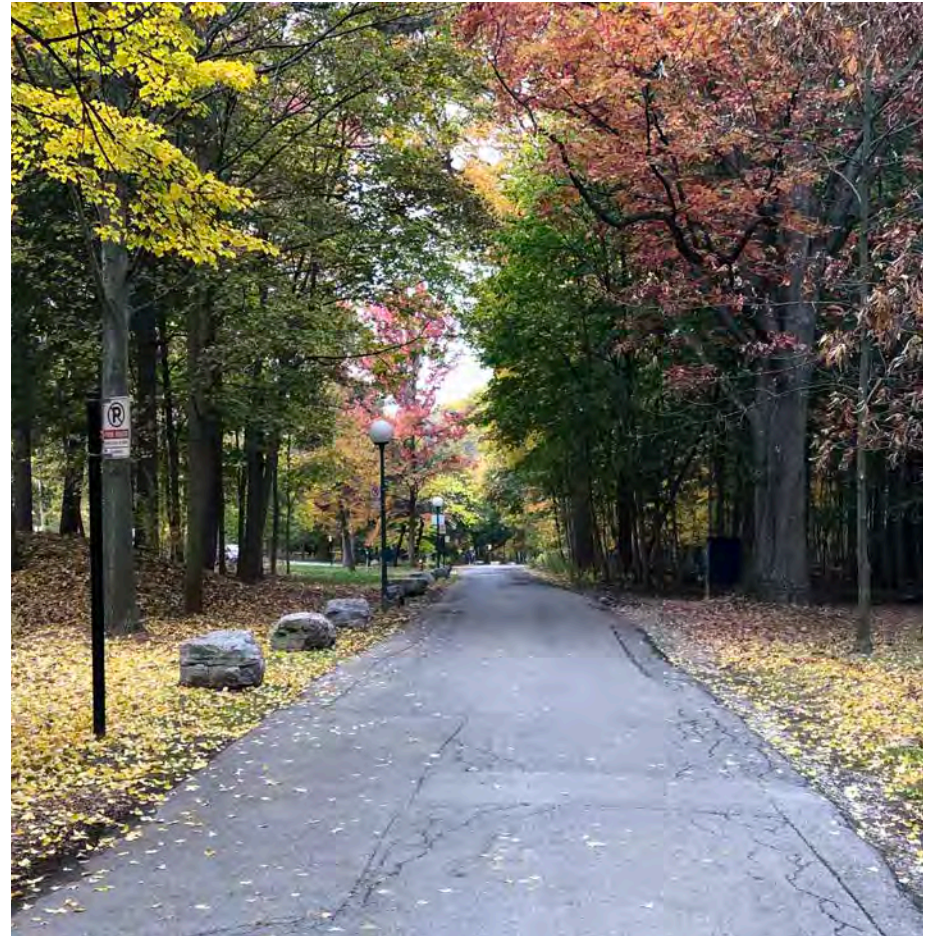


Principal's Road realignment within the Forest Precinct. Concept is illustrative.

* Sites and road realignments subject to environmental study



View of the mature forests within the Forest Precinct, looking south towards Outer Circle Road and the Instructional Centre.



View along Principal's Road looking south towards the campus.

Sites F3, F4 and F5: Potential Forest Development

There is minimal opportunity for additional development within the Forest Precinct. There are a few sites in the Forest Precinct where future development opportunities may be explored.

Site F3 is an anthropogenic site located on the west side of Principal's Road, which currently contains several outdoor research spaces. It is surrounded by High Conservation Priority Natural Heritage Features to the north, west, and south.

Site F4 contains the UTM Grounds Building, the Paleomagnetism Laboratory, and surface parking areas. Part of the site contains anthropogenic lands. The site fronts onto Principal's Road. It is bounded by and contains High Conservation Priority Natural Heritage Features.

Site F5 contains UTM's Central Utilities Plant and surface parking areas. It is considered an anthropogenic site. It fronts onto Outer Circle Road on the eastern portion of the campus. The site is surrounded by High Conservation Priority Natural Heritage Features.

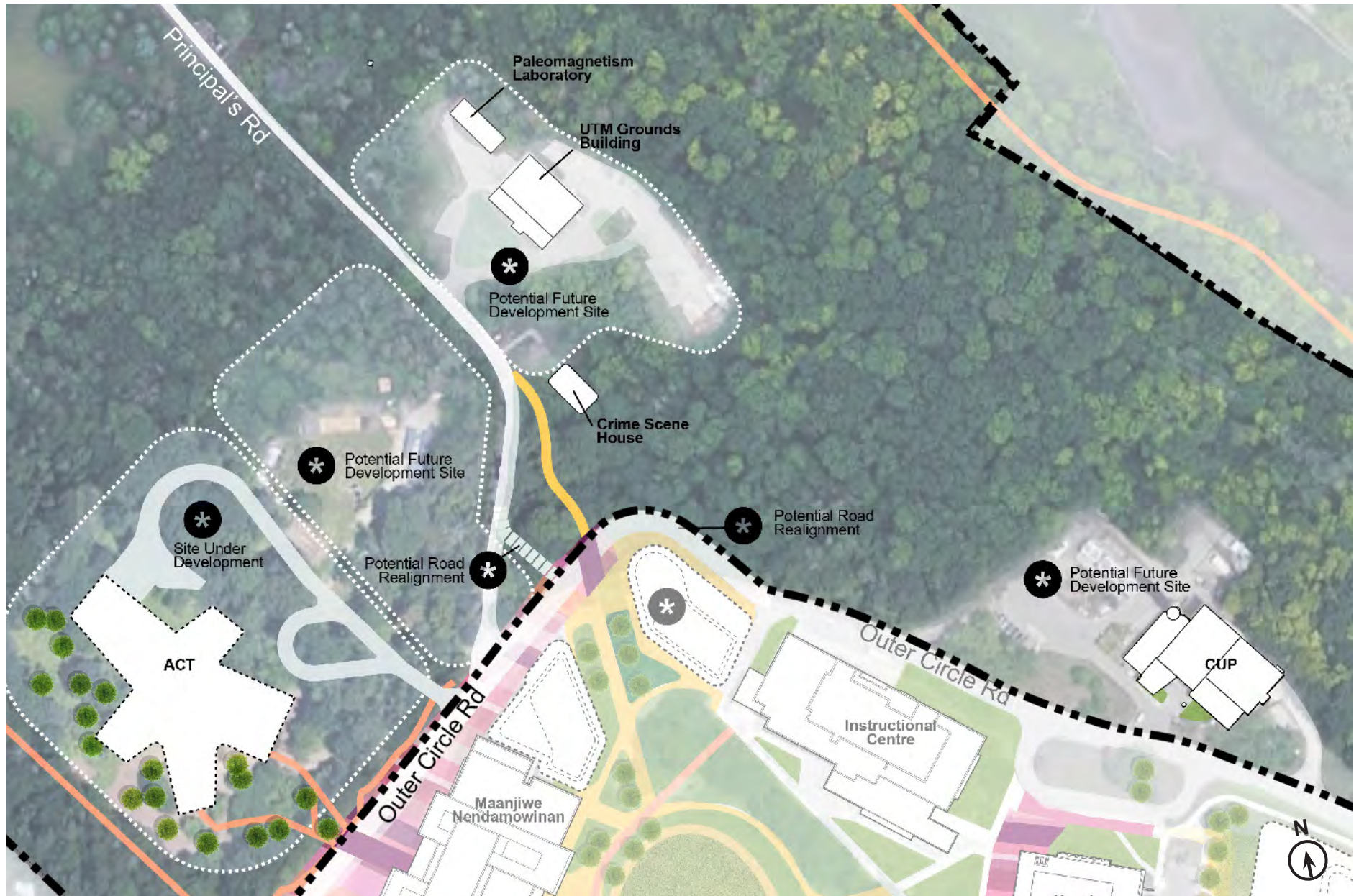
Future development may occur on Site F3, F4 and F5. The type and size of potential development will need to be informed by site-specific ecological studies to understand site and context-specific ecological considerations and mitigation strategies. Studies should be completed in consultation with Indigenous Elders and communities.

Future development should be light imprint in design to minimize impacts to the forest context and site ecology. It should also promote views and sensitive pedestrian connections to adjacent forested areas and future building sites.

The height of development on Sites F4 and F5 should be low-rise in scale, up to 10 metres in height. The height of development on Site F3 could be up to 25 metres in height, subject to ultimate site boundaries and results of site-specific environmental studies.

Opportunities for land-based learning should be promoted through site design and the design of outdoor spaces adjacent to the forest. To minimize impacts to the forest ecology, underground parking should be avoided where possible as part of future development.

Development should incorporate sustainable building and site design approaches, as well as ecological enhancements to support wildlife habitat and the campus' ecological function. The removal of invasive species should also be incorporated into the design of any future development.



Potential development sites within the Forest Precinct, which are subject to site-specific ecological studies to determine if and how development can occur.

* Sites and road realignments subject to environmental study



Opportunities for land-based learning should be pursued in UTM's Forest Precinct and tied to community events, research, and student course work.



New campus development should reinforce views to adjacent forests or natural context through building design, orientation, and material use.

5.0 Campus Wide Guidelines

The following design guidelines should be used to help inform the design of buildings, sites, open spaces, streets and connections, and the public realm for the University of Toronto Mississauga Campus. These guidelines should be reviewed in coordination with the design vision, guiding principles, design framework, and master plan recommendations contained in previous sections of the Campus Master Plan.

The guidelines provide a design framework that ensures flexibility in the design of the campus that is congruent with its holistic vision, and allows creativity and continued design excellence. These guidelines build on best practices that have long supported development on the UTM Campus.

5.1 Campus Ecology

UTM's diverse and varied ecology contributes to the campus' unique character. Campus ecology performs numerous functions that benefit natural heritage systems and the quality and resiliency of the campus environment, from the attenuation of stormwater to the cleanliness of campus air.

Beyond its functional performance, campus ecology affords opportunities for Indigenous plantings and placemaking, recreational, educational, and aesthetic benefits that enhance the campus experience and wellbeing.

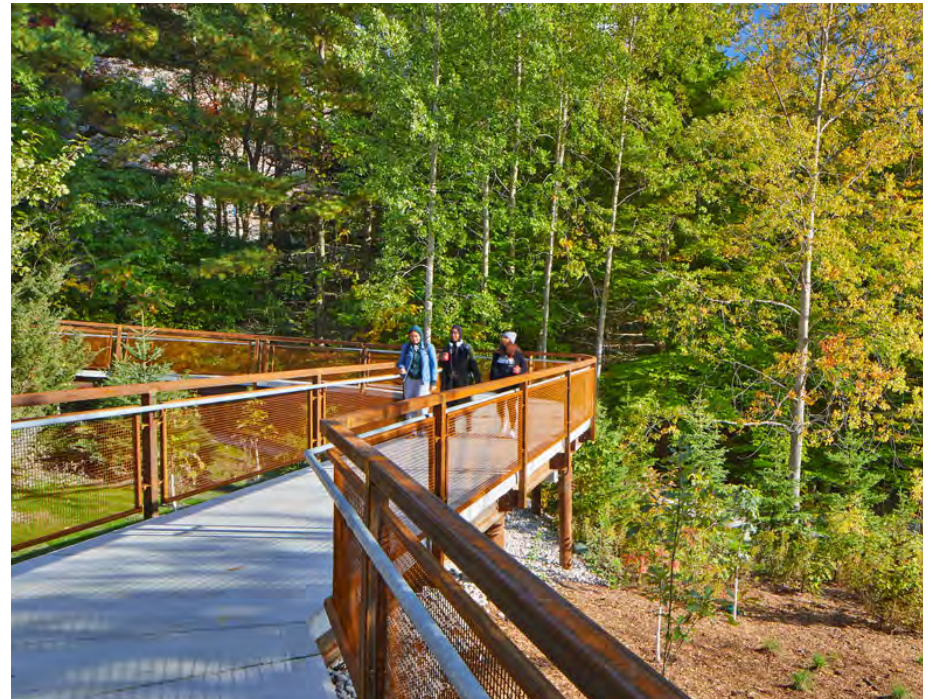


The design of buildings and sites should leverage views of adjacent natural heritage areas.

Guidelines

- a. Development should support and enhance UTM's unique natural setting.
- b. Existing developed (anthropogenic) lands should be prioritized for development.
- c. The location and orientation of buildings, roads, circulation networks, open spaces, and other site design components should demonstrate a net gain in ecological function.
- d. Opportunities to enhance the campus' ecological function should be pursued. This may include: native species plantings, invasive species removal, increases in canopy cover, pollinator gardens, permeable paving, green roofs, bioswales, rain gardens, and/or green infrastructure.
- e. New development adjacent to natural heritage features should seek to maintain and enhance existing wildlife movement corridors.
- f. The retention of existing mature trees on the campus should be prioritized. A minimum tree canopy of 40% should be pursued for the UTM Campus.

- g.** New buildings should be designed to appropriately transition to natural heritage areas including consideration for building massing, scale, separation distances, setbacks, and setbacks.
- h.** Appropriate setbacks and buffers should be provided adjacent to the campus' natural heritage features that appropriately respond to existing municipal and conservation authority policies.
- i.** Maintaining and creating views to adjacent natural heritage areas is encouraged at grade and from varying vantage points.
- j.** New development should use existing site grading to the greatest extent possible to inform building, site, and parking design, where existing site grading can create a positive site condition.
- k.** Woodlot fragmentation should be avoided whenever possible. Woodlots should be incorporated into new development where possible, and buffer areas should be created around woodlots as necessary.

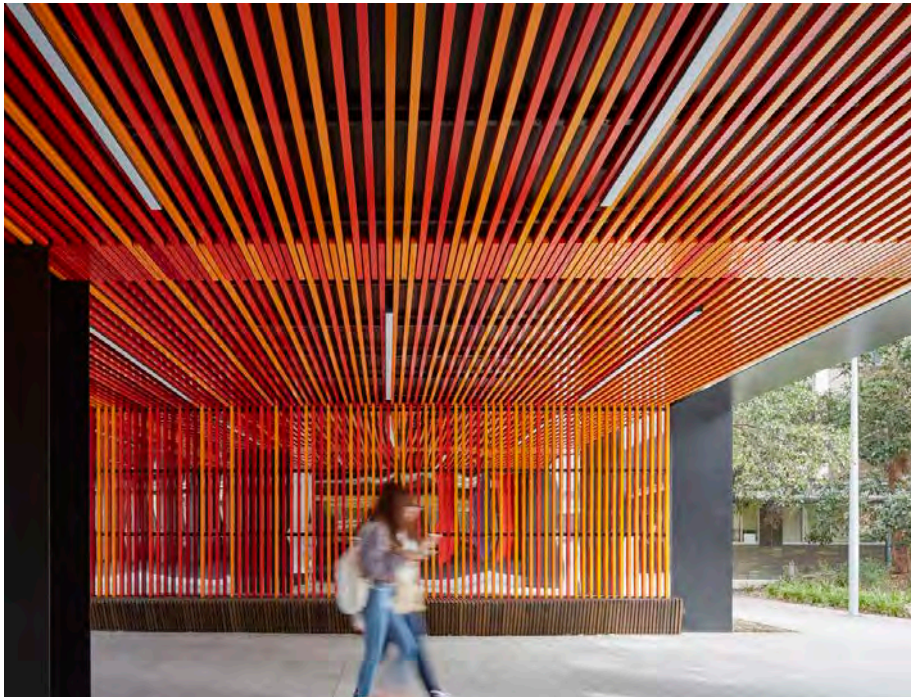


Site design should leverage opportunities to engage with the campus ecology through the location of buildings, roads and paths, and open spaces.

5.2 Four Season Design

The design of streets and connections, built form, open spaces, and public realm features should create attractive and comfortable spaces during the four seasons, including the winter environment, recognizing that they contribute significantly to healthy living.

The design, location, and orientation of components within a site have an impact on the quality and comfort of spaces and their relationships with nearby sites. Buildings and site elements should minimize adverse microclimate impacts on sites and their immediate surroundings to ensure pedestrian comfort.



The use of colour should be incorporated into site and building design to create engaging spaces and enliven the winter environment.

Guidelines

- a. Incorporate design solutions to minimize pedestrian-level wind conditions and adverse microclimate conditions through the strategic siting and orientation of buildings, open spaces, public realm features, landscaping, and trees.
- b. Access to sunlight should be maximized through the orientation and design of buildings and site components, including, where possible, maximizing southern exposure for open spaces.
- c. The design of sites should minimize shadowing impacts onto adjacent streets, sidewalks, and open spaces to encourage comfortable and high-quality outdoor spaces.
- d. The design of building massing, overhangs, canopies, and the incorporation of tree canopy should provide shade during the hottest months of the year to improve outdoor thermal comfort.
- e. Design campus landscaping that allows for high-quality and attractive landscape design year-round, including plant species that flower and provide colour and texture at different times of the year.

- f. Infrastructure such as shelters and structures, furniture, and walkways should be easy to use, comfortable, and accessible during winter months.
- g. The use of colour should be employed in the design of the campus to enliven the winter environment, which may include building façade treatments, lighting, landscaping elements, seating and structures, and public art.
- h. Create outdoor spaces that support outdoor winter programming, recreation, and general use, including sheltered or weather-protected areas and warming areas.
- i. Identify designated snow clearing areas to facilitate the continued use of outdoor areas and walkways during winter months.
- j. Incorporate weather-protected areas into building entrances.



Outdoor spaces should be created at UTM that support winter programming and recreation.

5.3 Universal Design

Universal Design ensures that the design and composition of interior and exterior built environments result in accessible, safe, and comfortable spaces for users of all ages and abilities.

Universal Design ensures equitable spaces that can be enjoyed by all.



Pedestrian pathways should be barrier-free to allow for unimpeded mobility through sites.

Guidelines

- a. Pedestrian pathways and sidewalks should generally have a minimum 2.1 metre clearway to allow for ease of mobility. In some circumstances where low pedestrian use is expected, such as emergency building exit routes or areas with multiple pathways, a narrower width may be acceptable.
- b. Pedestrian clearways and pathways should be barrier-free to allow for unimpeded mobility through a site. Pathways should provide direct connections from sidewalks and parking areas to building entrances and open spaces.
- c. Site furnishings, including seating, lighting, waste and recycling receptacles, trees, and landscaping, should not impede mobility along pedestrian clearways.
- d. Pedestrian crossings should be flush with adjacent sidewalks and marked with bright white lines or contrasting materials and colours.

- e. Signage with universal symbols of accessibility should be used in conjunction with identification signs to clearly identify the facilities available in campus buildings.
- f. Barrier-free parking spaces should be located as close as possible to main doors. The location of these parking spaces should not require users to cross traffic aisles or travel behind parked cars.
- g. Buildings should be fully accessible to all users, with ramps, tactile materials, and automatic doors.
- h. Ramps should be provided as per Ontario Building Code requirements where grade changes cannot be avoided. A clear pathway should be provided with handrails and a non-slip surface.
- i. The design of outdoor spaces should adhere to the Accessibility for Ontarians with Disabilities Act (AODA) Design of Public Spaces Standard, and other relevant provincial and municipal legislative requirements.



Buildings and sites should be universally accessible, including the incorporation of ramps on sites with varying topography.

5.4 Cultural Heritage

The UTM Campus is identified by the City of Mississauga as a cultural heritage landscape. It contains buildings designated under Part IV of the Ontario Heritage Act and listed on the City's Heritage Register.

Conservation work on the UTM Campus should be undertaken with reference to best practice and guidance documents, including the Standards & Guidelines for the Conservation of Historic Places in Canada.



Lislehurst is UTM's principal's residence, a designated heritage building designed in the Tudor Revival style.

Guidelines

- a. Maintain and enhance the UTM Campus character as an evolving expression of the university's dynamic programmatic needs.
- b. Maintain and enhance the natural setting of the campus, including the integrity of natural heritage and mature trees, through contextually sensitive development.
- c. Conserve the recognized built heritage resources within the UTM Campus by encouraging their adaptive reuse in response to UTM Campus' evolution.
- d. Encourage future development on the UTM Campus that contributes to and is compatible with its cultural heritage value.
- e. Support and encourage future development on the UTM Campus that is informed by its current character and balances stewardship of its heritage value with its continual renewal.

- f. Where new development is adjoining or adjacent to recognized built heritage resources, encourage new construction and development that contributes to the cultural heritage value and character of the existing structure and its context. Consideration should be given to appropriate massing and materiality.
- g. Enhance visual relationships across the campus, including views of prominent building and landscape features.
- h. Encourage landscape upgrades that maintain the legibility of historical circulation patterns and landscape elements.
- i. Encourage conservation of the campus's cultural heritage value through heritage interpretation in diverse forms, including but not limited to plaques, signage, story collection, and community events.



New development and additions should be visually compatible and distinct from adjacent or adjoining built heritage resources.

5.5 Streets & Connections

The design of campus streets and connections should ensure direct, efficient, safe, and comfortable routes for pedestrians, cyclists, and motorists.

Streets and connections should positively contribute to the aesthetic quality of the campus.



Campus streets and connections should prioritize walking and cycling through the campus, and consist of high-quality furnishings and landscaping.

Guidelines

- a. Campus streets should accommodate multi-modal transportation, including designated travel routes for cyclists and pedestrians that are separate from vehicular traffic.
- b. Campus streets and connections should prioritize walking and cycling through enhanced infrastructure. This may include weather-protected walkways, sheltered bicycle parking areas, and trees and landscaping to provide shade and visual interest.
- c. An improved, continuous network of pedestrian and cycling connections should be pursued in north-south and east-west directions to connect campus buildings, streets, and open spaces.
- d. Improvements or realignments of campus streets should minimize encroachment into natural heritage areas and areas that support wildlife habitat.
- e. Beautification of campus streets and connections should be pursued through updated furnishings, pedestrian-scaled lighting, street trees, landscaping, and special boulevard paving, as appropriate.
- f. Trees should be incorporated along all existing and redeveloped streets and connections, as appropriate.

- g.** Campus entryways (gateways) should feature a special design treatment, which may include but is not limited to special landscaping, paving, signage, and public art. The design of gateways should reinforce a sense of arrival for motorists, cyclists, and pedestrians through human-scaled design.
- h.** Middle Road should be designed as a continuous high-quality pedestrian street that connects Inner Circle Road east to Outer Circle Road.
- i.** Mid-block connections should be created within and between campus precincts to improve site permeability for pedestrians and cyclists.
- j.** Mid-block connections and pedestrian pathways should connect sites to primary pedestrian routes and sidewalks.
- k.** Mid-block connections should be safe and comfortable for users. They should include high-quality paving, hard and soft landscape treatments, and pedestrian-scaled lighting. Where appropriate they should include seating, signage, and other public amenities.
- l.** Mid-block connections and key pedestrian pathways should be framed by active uses where possible to promote at-grade animation, safety, and visibility.



Middle Road will become a revitalized, high-quality pedestrian street.

5.6 Building Design & Massing

Campus buildings can enhance UTM's identity and contribute to a high-quality, animated campus environment.

Building design and massing on the UTM Campus should be contemporary in expression and complementary to adjacent land uses and building forms.



The design of buildings should promote visibility between indoor and outdoor spaces and enhance the quality of the public realm.

Guidelines

- a. The design of buildings on the UTM Campus should continue to promote architectural and urban design excellence, and should be informed by the holistic long-term vision for the campus.
- b. The bulk, scale, and shape of campus buildings should be compatible with adjacent buildings and land uses and contribute to a comfortable pedestrian experience on streets, pedestrian connections, and open spaces.
- c. Buildings should appropriately transition to adjacent uses to ensure access to light, views, and privacy. This can be accomplished through the use of landscape buffers and design tools including setbacks and stepbacks, amongst others.
- d. The design of campus buildings should support and enhance the quality of the public realm.
- e. Mechanical penthouses should be architecturally screened from public view and designed as part of the overall building massing.

Building Materials & Façade Design

- f. Building materials should be complementary to the character of the area in which a building is located. Materials should exude quality, durability, and permanence.
- g. High-quality façade materials are encouraged to promote visual diversity in texture and colour and to reduce maintenance.
- h. Buildings should employ best practices in bird-friendly design.
- i. The massing of long buildings should be articulated to break up the length of the façade through design elements including recesses, projections, and the placement of doors and windows.
- j. Blank façades facing a street or open space are strongly discouraged.



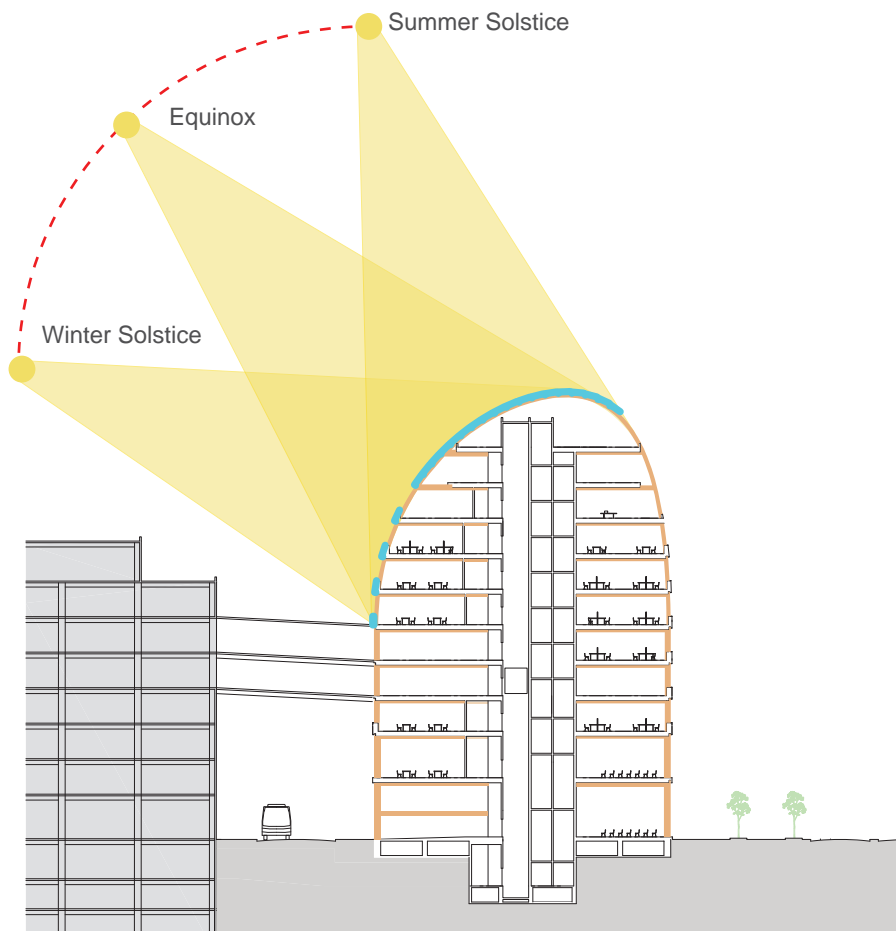
Building design should promote design excellence and create unique architectural landmarks throughout the campus.

Sustainable Building Design

- k. The design of campus buildings should comply with the University's Low Carbon Action Plan, Tri-Campus Sustainability and Energy Performance Standard, UTM's Sustainability Strategic Plan, and other relevant standards and guidelines.
- l. The siting and design of campus buildings should employ sustainability best practices and promote passive design measures (e.g. natural ventilation, daylighting) to maximize energy performance and user comfort.
- m. Building design and orientation should encourage natural ventilation.
- n. Building design should contribute to reduced greenhouse gas emissions through clean energy, efficient energy distribution, and low levels of energy consumption.
- o. Buildings should be designed with high-performance building envelopes and high-efficiency building systems, which could include net-zero design and/or smart building controls.
- p. Buildings should be designed for consideration of renewable energy production through rooftop photovoltaics and/or solar thermal technology.
- q. Future climate change resiliency studies should be considered for major new construction or renovations.
- r. Building design should aim for sustainable building standard certification, including but not limited to LEED, WELL, BREEAM, and Zero Carbon Building Standard.



Dynamic solar shading can adjust to climate conditions and user needs.



Buildings should be designed and oriented to maximize solar exposure.










Buildings should consider innovative design to reduce heat gain, such as the brise soleil incorporated into the campus' Instructional Centre.

Setbacks

- s. Setbacks along Mississauga Road should maintain, preserve, and enhance the existing mature tree buffer and top of slope conditions.
- t. Setbacks should provide sufficient distance from High Conservation Priority Natural Heritage Features including woodlands.
- u. Setbacks along primary building frontages should contribute to pedestrian-scaled design and comfortable streetscape conditions.
- v. Guidance for setbacks is shown on the adjacent setback map. Actual setbacks should be informed by future site-specific studies and further definition of site boundaries.

Recommended Site Setbacks










-  0 metre setback (Build-To Line)
-  1-5 metre setback
-  6-14 metre setback
-  15 - 30 metre setback
-  Long Term Development Sites
-  Buildings in Design Development and subject to change
-  Potential road realignments (subject to environmental study)



Building Heights

- w. Building heights for development sites within the forest should be light-imprint in design. They should generally be low-rise in scale to maintain and preserve campus ecology, and to maintain forest views throughout the campus.
- x. Guidance for building heights in metres is shown on the adjacent recommended building heights map. Actual building heights should be informed by future site-specific studies, future definition of site boundaries, and confirmed building uses.

Recommended Maximum Building Heights

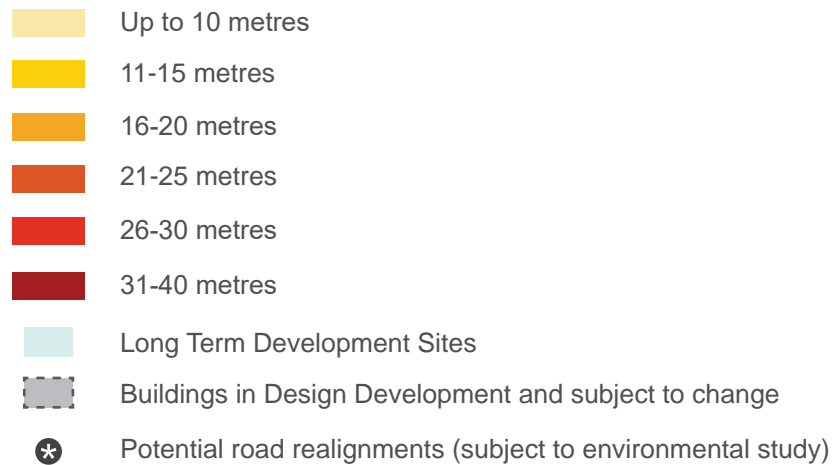
	Up to 10 metres
	11-15 metres
	16-20 metres
	21-25 metres
	26-30 metres
	31-40 metres
	Long Term Development Sites
	Buildings in Design Development and subject to change
	Potential road realignments (subject to environmental study)



Building Heights

- y. CS-1 may accommodate taller building heights moving east towards Alumni House. Building heights should create appropriate built-form, landscape and natural area transitions to Mississauga Road, Outer Circle Road, and the Collegeway.
- z. CE-2 may accommodate tall buildings. Building heights should transition appropriately to the south stormwater management pond, natural heritage, and the Credit River.

Recommended Maximum Building Heights



5.7 Base Building Design

The design of the ground floor level of buildings (the base) has a profound impact on the quality of life in the public realm.

The base of campus buildings should create visual interest and contribute to a vibrant campus environment.

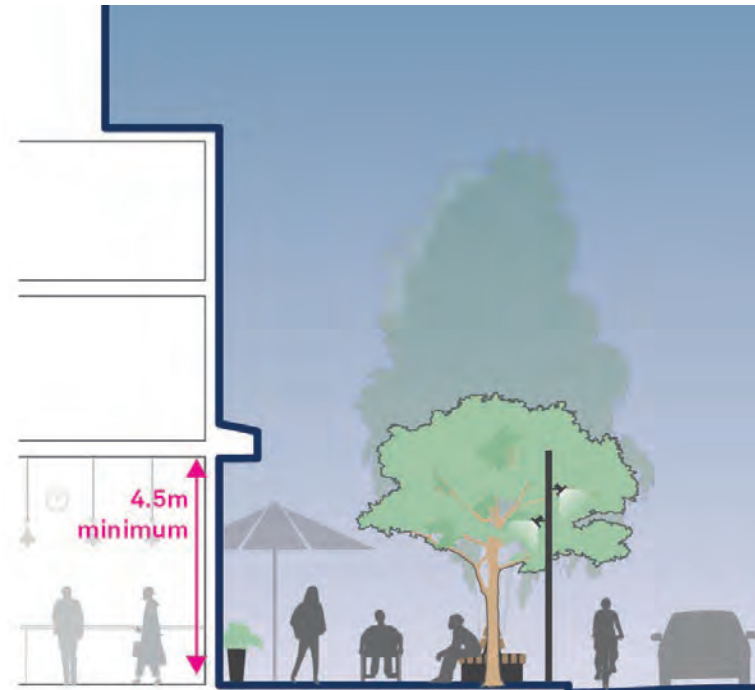


Buildings should include active at-grade uses and porous ground floor design to allow for natural surveillance and animation at grade.

Guidelines

- a. The design of campus buildings should frame connections and open spaces and reinforce pedestrian-scaled design.
- b. Buildings should include active at-grade uses to create opportunities for natural surveillance and animation of the street and ground-level of buildings (e.g. through cafes, common spaces, open spaces). Where feasible, active uses at the ground-level of buildings should be complemented by outdoor spaces to improve synergies between indoor and outdoor spaces.
- c. The ground-level of buildings should be highly engaging, transparent, and incorporate ground floor treatments including canopies, breezeways, and colonnades.
- d. The principal entrance of academic, residential, and mixed-use buildings should be oriented towards a street or main pedestrian connection.
- e. Building entrances should have a clear and prominent architectural expression to aid orientation and campus identity.

- f. Buildings located on corner sites should treat both façades with a comparable level of design and should provide articulation to the street edge.
- g. A minimum ground floor height of 4.5 metres should be employed for new academic and ancillary buildings to provide flexibility for a range of grade-level uses.



A minimum ground floor height of 4.5 metres should be used for new buildings to allow for a range of grade-level uses.

5.8 Landscape Design

Landscape design can contribute to campus identity and sense of place, and can create a comfortable and beautiful collegial environment.

Landscape design should be well integrated into the campus environment and complementary to adjacent buildings, streets, and open spaces.



Landscape design should consist of diverse plantings and consider seasonality.

Guidelines

- a. Landscape design should contribute to on-site stormwater management and low-impact development. This may include, for example, the integration of bioswales, rain gardens, retention ponds, rainwater collection tanks, and green roofs.
- b. Landscaping should be designed with consideration for future climate scenarios including increased precipitation events and related stormwater impacts.
- c. Plant selection should consist of native species that are low maintenance as well as salt and drought tolerant.
- d. Plants should be of a high quality stock and should be procured from a reputable nursery.
- e. Soft landscaping should consist of diverse plants and should contain a mix of trees, grasses, perennials, and shrubs.
- f. Plantings should consider seasonality, including fall foliage display, winter colour, and spring blooms.
- g. Special landscape treatments are encouraged to emphasize campus gateways (entrances) and building entrances, as well as key intersections and pedestrian connections.
- h. Consider the use of traditional medicinal plants on campus, in partnership with Indigenous Elders and communities.

- i. The planting of invasive species should be avoided. Mitigation efforts should be employed where invasive species already exist.
- j. Incorporate pollinator gardens and encourage the development of natural habitat where possible.
- k. The retention of existing mature trees on the campus should be prioritized.
- l. Tree planting is encouraged along building frontages, campus streets, and core pedestrian connections, as well as within open spaces and parking areas.
- m. Tree planting should avoid mono-cultures to improve plant diversity and health.
- n. Trees and shrubs should be appropriate to their specific location and should be informed by considerations such as soil type, sun, and moisture requirements, root spread, growth rate, and density of canopy.
- o. Campus trees should have sufficient soil volume to ensure healthy and mature growth. They should be planted within individual tree pits or continuous open soil trenches. The installation of soil cells for tree planting is important where there is risk of soil compaction.



Green roofs can aid with on-site stormwater management and low-impact development.

5.9 Open Spaces

Campus open spaces range from quads, forecourts, green spaces, and gardens, and fill the interstitial spaces between campus buildings, streets, and connections.

Open spaces should contribute to an animated campus environment and enhance the user experience.



The design of outdoor spaces should promote outdoor gathering and quiet study.

Guidelines

- a. Strengthen the existing network of open spaces throughout the UTM Campus by enhancing existing open spaces and creating new open spaces.
- b. Open spaces should be visible and accessible from public walkways and campus streets.
- c. Open spaces should promote outdoor gathering, recreation, and quiet study through a range of passive and active interventions.
- d. Open spaces should include a full range of complementary site furnishings such as pedestrian-scale lighting, seating, shade and weather protection elements, waste and recycling receptacles, bicycle storage, and site signage.
- e. Opportunities for public art should be considered in the design of open spaces.
- f. The integration of wireless connectivity, audio-visual connectivity, electrical service, and storage areas into the design of outdoor spaces is encouraged.

- g.** Outdoor education spaces should be incorporated within the campus open space network to encourage land-based learning and provide opportunities to engage with UTM's natural setting.
- h.** Opportunities for Indigenous and cultural placemaking and placekeeping should be considered in the design of campus open spaces. This may include Indigenous and medicinal plantings, and elements that express Indigenous languages, cultures and imagery, such as gathering structures, seating, art, and signage and wayfinding elements. Indigenous design elements should be created in collaboration with Indigenous Elders and communities.
- i.** Open spaces should promote views and sensitive connections into adjacent natural heritage areas.

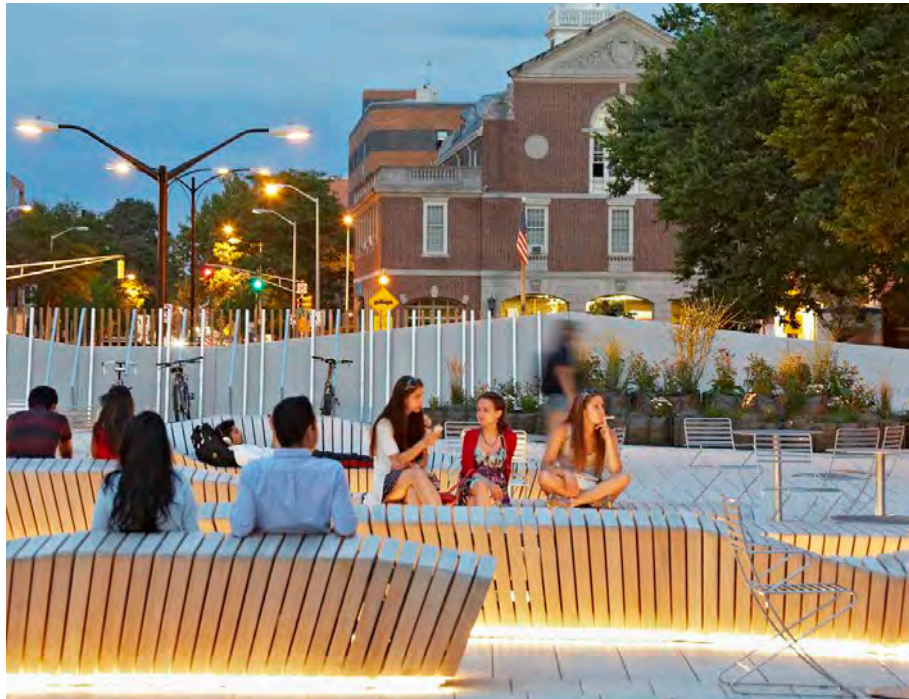


Indigenous placemaking and placekeeping should be considered in the design of open spaces, including gathering structures and medicinal plantings.

5.10 Site Furnishings

Site furnishings include but are not limited to seating, lighting, waste and recycling receptacles, bollards, and cycling infrastructure.

Site furnishings should contribute to a vibrant and well-designed public realm.



Seating should positively contribute to the design of the public realm and provide opportunities to integrate with lighting and other design elements.

Guidelines

- a. A consistent and coordinated design and material palette should be used for all site furnishings on the UTM Campus to create a unified network of campus spaces and to contribute to the campus identity.
- b. Furnishings should be provided at key intervals throughout the UTM Campus as well as clustered in key areas including along key pedestrian walkways, within open spaces, and near building entrances.
- c. A range of seating elements should be incorporated into the design of open spaces to encourage flexibility of use, including seating that allows for reclining.
- d. Benches and seating should be spaced no more than 30 metres apart along key pedestrian pathways to maximize usability.

- e. Site lighting should be incorporated into the design of the public realm and coordinated with other site furnishings.
- f. Lighting elements should be located in key areas across the campus to promote pedestrian safety and comfort. This includes near building entrances, along primary building frontages, in parking areas, along pedestrian walkways and mid-block connections, and within and adjacent to open spaces.
- g. Site lighting should be pedestrian-scaled in height when lighting larger areas, or low-level bollard style when lighting individual pathways.
- h. Lighting elements should be downcast and shielded to minimize light spillover on adjacent sites and streets.
- i. The use of LED technology and solar panels are encouraged to promote energy-efficient lighting solutions.



Furnishings should allow for flexibility of use including a range of sitting options for group interaction or quiet study.

5.11 Campus Art

Campus art should be incorporated into the design of buildings, sites, and open spaces to provide animation to campus sites and the public realm.

Campus art includes temporary installations and permanent pieces at a variety of scales, including monuments, markers, statues, murals, sculptures, and digital pieces.



Campus art should be located in areas of high pedestrian activity and should be incorporated into the campus landscape.

Guidelines

- a. Campus art should be located in areas of high pedestrian activity including within key campus open spaces, key destination sites, and along well-traveled pedestrian routes.
- b. Campus art can be located anywhere on campus. Key locations for public art at UTM include at the three campus entrances along Mississauga Road, along Middle Road, along the Riparian Ribbon walking route, along Principal's Road, within the Campus Green, and within the Academic Quad.
- c. Campus art should be accessible and visible from the public realm.
- d. Campus art should be incorporated into the design of landscaping.
- e. The integration of technology, colour, and lighting in the design of campus art is encouraged to provide interactive site elements and to animate the public realm. Lighting should be sensitively integrated to minimize spillover into adjacent residential areas.
- f. The design and location of campus art should not impact pedestrian movement or vehicular sight lines along key thoroughfares.



Campus art can be integrated into the design of seating and site furnishings.



The use of colour should be embedded into campus art to create an engaging public realm.

5.12 Signage & Wayfinding

Signage and wayfinding are important elements of the public realm. They can provide information and directions through the campus and can act as unique landmarks to orient users.

Signage and wayfinding includes ground-related signs, wall signs, building signs, visual markers, and non-signage specific elements.



Interpretive wayfinding elements should be incorporated into the public realm to create unique landmarks across campus.

Guidelines

- a. The design of site and building signage should use a simple, coordinated, and consistent palette of materials, colours, and fonts.
- b. The use of symbols and logos on signs are recommended for ease of legibility.
- c. The design and scale of site and building signage should be complimentary to the character of the existing context, and reflect the use with which they are associated.
- d. Building and site signage should generally be located at a consistent height on building façades, and should be visible and legible from the public realm.
- e. Signage and wayfinding should be complimentary to the design of associated buildings and site elements.
- f. Signage and wayfinding should be coordinated with the design of the public realm and pedestrian amenities, including site furnishings, lighting, landscaping, and bicycle parking.

- g.** Signage and wayfinding should highlight key campus destinations including open spaces, recreation areas, important campus buildings, and main pedestrian connections.
- h.** Wayfinding elements like visual markers and unique paving designs should be incorporated into campus design. They can be artistic in nature and serve as landmarks that help users to navigate the campus while contributing to the quality of the public realm.



Visual markers can be incorporated into the design of campus buildings and sites, contributing to the vibrancy of the campus.

5.13 Vehicular Parking & Access

The design of parking, access, and circulation informs the way that pedestrians, cyclists, and motorists interact with campus sites, buildings, and open spaces.

These elements should be designed to be safe, beautiful, logical, and efficient.



Electric vehicle use should be promoted at UTM.

Guidelines

- a. Where possible, alternate modes of transportation should be promoted on the UTM Campus by restricting parking supply.
- b. Parking areas should be balanced with other modal opportunities, including strengthening access to public transit, walking, and cycling.
- c. Parking associated with new development or redevelopment should be integrated within building envelopes where possible.
- d. The creation of new surface or structured parking lots should be minimized.
- e. Where surface parking areas are required, they should be located at the side or rear of properties where possible, and should not be located adjacent to a street or campus open space. Surface parking should be visually screened from the public realm through low-level landscaping, fencing, and/or architectural elements.

- f.** Electric vehicles should be promoted at UTM. Electric vehicle infrastructure should be included within new parking lots, and in existing parking lots through retrofitting where feasible.
- g.** On-street parking may be explored throughout the UTM Campus to accommodate visitors, pick-up and drop-off, and to ensure that campus buildings are accessible.
- h.** Pedestrian walkways should be provided within surface parking areas to provide safe and direct connections to main building entrances. Walkways should be buffered by pedestrian-scale lighting and high-quality landscaping.
- i.** Where structured parking areas are required, they should be designed with high-quality building materials and site landscaping that is complementary to the design of the principal building. When possible, active at-grade uses are encouraged where structured parking is located adjacent to streets and open spaces.
- j.** The creation of shared driveways is encouraged to minimize curb cuts and the interruption of the pedestrian boulevard.
- k.** Parking should be minimized and sensitively integrated on sites with high ecological significance, including sites with mature forests and wildlife habitat.

5.14 Bicycle Parking

The accommodation of bicycle parking across the UTM Campus is critical to encourage sustainable and active modes of transportation to and through the campus.

Bicycle parking should be conveniently located and appropriately designed.



Sheltered bicycle parking should be located close to main building entrances.

Guidelines

- a. Bicycle parking should be visible and accessible, including near main building entrances, along the public boulevard and principal building frontages, along pedestrian walkways, and near key open spaces.
- b. The creation of weather-protected bicycle parking facilities near main building entrances is encouraged.
- c. The siting of bicycle parking along the public boulevard should be coordinated with other public amenities including trees, landscaping, seating, and waste and recycling receptacles to ensure uninterrupted pedestrian mobility.
- d. The location of bicycle parking should not obstruct pedestrian traffic, accessibility, snow clearing, or any active programming at grade.
- e. Bike racks should be installed in groups and should be embedded into the ground where possible.
- f. Bike repair stations should be incorporated on the campus within buildings and along key cycling connections, as feasible.



Bicycle parking storage areas can be effectively screened and contribute to high-quality campus environments.



Bicycle parking should be visible and accessible from main pedestrian thoroughfares.

6.0 Implementation

This section identifies phasing strategies for the Campus Master Plan and provides recommendations for implementing the Plan.

6.1 Priorities & Phasing

There are numerous development opportunities for buildings, open spaces, and the public realm that can be pursued as capital projects by the University of Toronto Mississauga over the 15 year time horizon of this Campus Master Plan. There are also development opportunities that are possible beyond the 15 year timeframe.

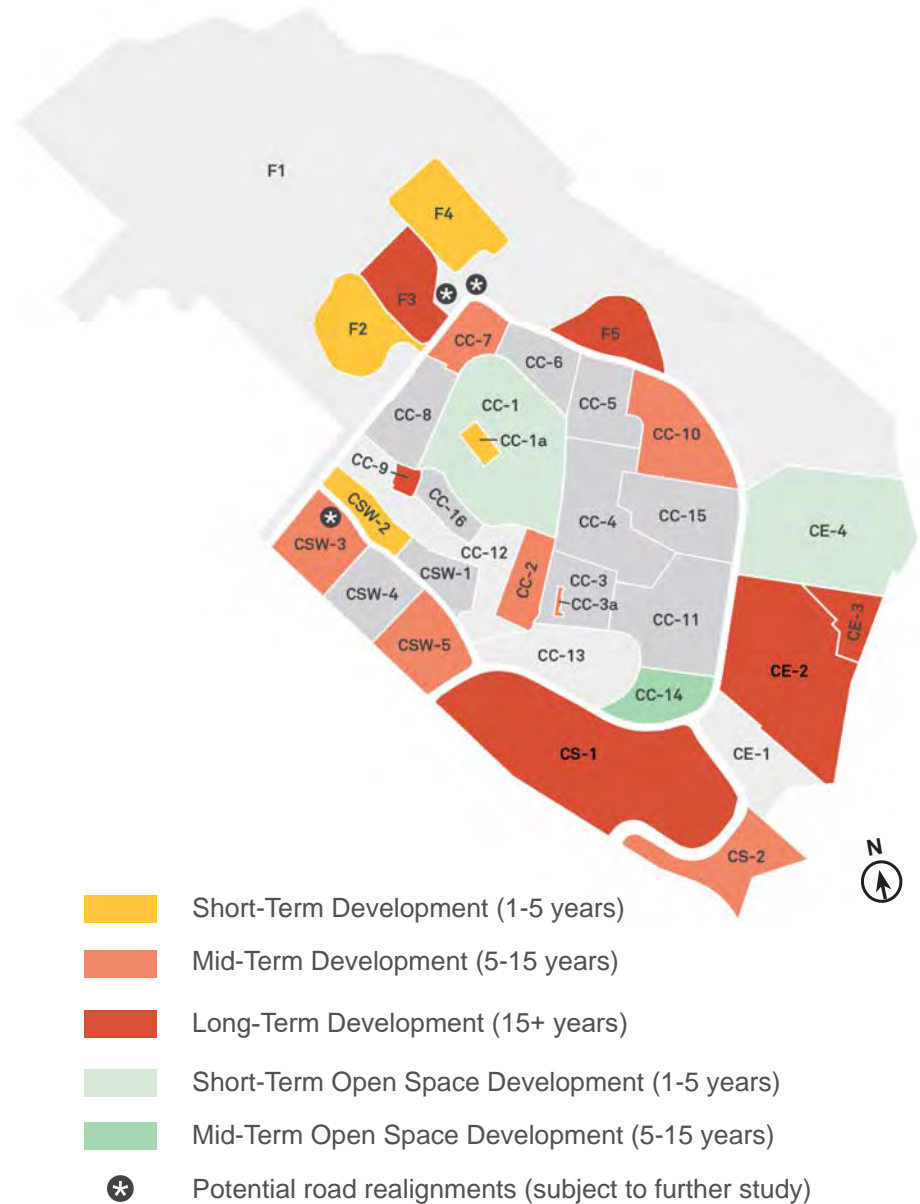
The following phasing strategy is recommended for the campus. The phasing strategy presents one approach to campus enhancement and development, but may change over time to reflect evolving priorities and funding, and the need to accommodate impacts of individual projects.

Short-Term Projects

Short-term projects are projects that could occur within 1 to 5 years. Short-term projects for UTM include the following:

Campus-Wide

- A new cycle track and pedestrian boulevard improvements along Outer Circle Road and the Collegeway.
- New cycle lanes on both sides of Outer Circle Road North.
- Improved gateway treatments at the three campus entrances along Mississauga Road. This may include but is not limited to enhanced landscaping, signage and wayfinding, public art, Indigenous placemaking initiatives, and public realm enhancements.
- Indigenous placemaking initiatives along campus streets and connections, and within open spaces. This may include Indigenous builds, use of Indigenous and medicinal plantings, and elements with Indigenous languages, cultures, and imagery. Initiatives should be informed by collaboration with Indigenous Elders and communities.



- The enhancement of natural areas through native species plantings, invasive species removal, and ecological enhancements to support wildlife.

Campus Core Precinct

- The revitalization and extension of Middle Road as a high-quality east-west pedestrian connection.
- The new Campus Green open space (Site CC-1).
- A new pavilion building within the future Campus Green (Site CC-1a).
- The formalization of the Riparian Ribbon pedestrian network. This includes the creation of new pathways, wetland boardwalks, and a serpentine bridge over Wilson Pond. It also includes public realm improvements, public art, wayfinding, signage, and lighting.
- Public realm improvements along the Davis Path.

Campus East Precinct

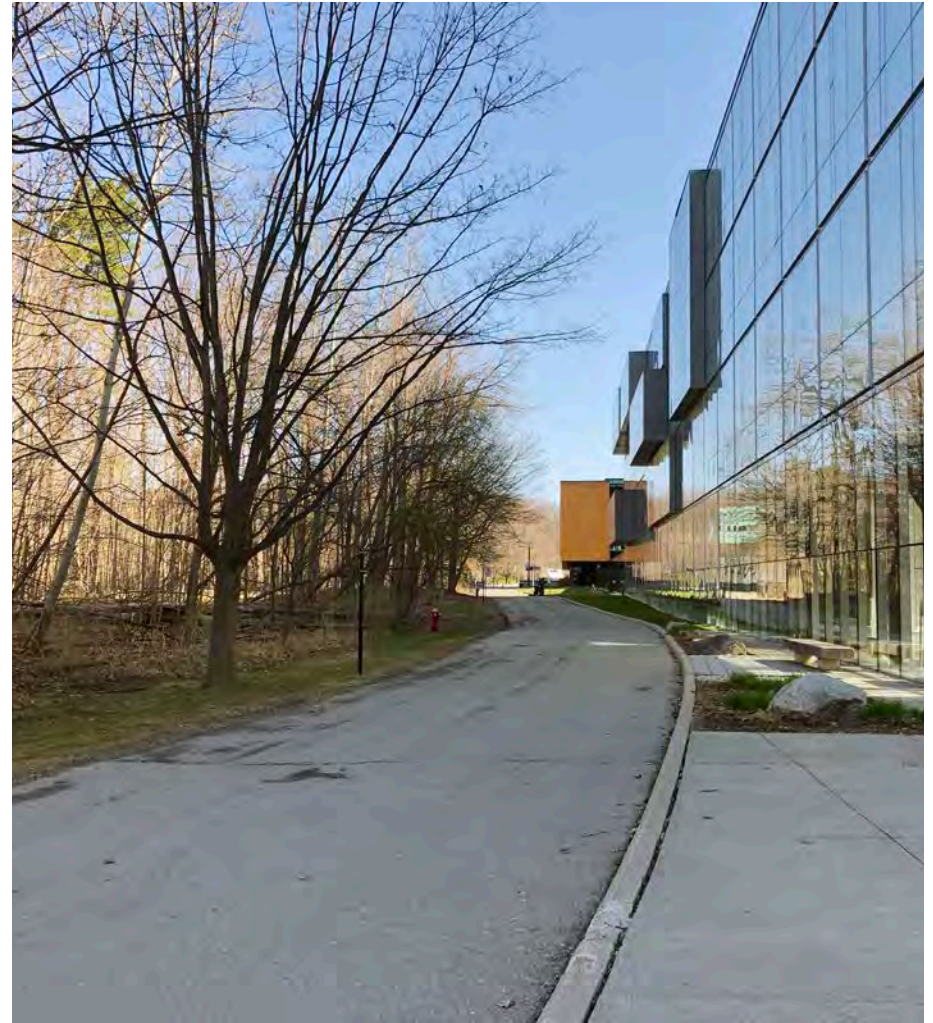
- RAWC Commons Shared Street.
- The South Field expansion (CE-4)

Campus Southwest Precinct

- The future new residence building on the northeast portion of Residence Road (Site CSW-2).

Forest Precinct

- Future development to support expanding programs for computer science and information technology (Site F2).
- Future development to support expanding programs or future academic programs (Site F4).
- The potential redevelopment of the UTM Grounds Facility site (Site F4), subject to site-specific environmental studies.



View of Middle Road adjacent to the CCT Building, looking east.

Mid-Term Projects

Mid-term projects are projects that could occur within 5 to 15 years. Mid-term projects for UTM include the following:

Campus Core Precinct

- A new building and plaza on the Academic Annex Building site (Site CC-2).
- A building addition on the west side of the Kaneff Building, facing Middle Road (Site CC-3a).
- New development and a greened pedestrian connection adjacent to the Maanjiwe nendamowinan (MN) building and the Instructional Centre (Site CC-7).
- New development and the new Academic Quad on the P9 parking lot site (Site CC-10).
- The new Cultural Commons open space (Site CC-14).
- The revitalization of Outer Circle Road North as a shared street with public realm improvements.
- The potential realignment of Outer Circle Road North, subject to further study.
- Public realm improvements along the Five Minute Walk and Campus Green Way pedestrian connections.

Campus Southwest Precinct

- Redevelopment of the Schreiberwood Residences (Blocks A to D) for ancillary or residence development (Site CSW-3).
- Redevelopment of McLuhan Court Residences for ancillary or residence development (Site CSW-5).
- The potential realignment of Residence Road, subject to further study.
- The revitalization of Residence Road as a slow-moving, curbsless shared street with public realm improvements.

Campus South Precinct

- The contextually sensitive redevelopment Site CS-2, which contains the Alumni House site and the P11 parking lot. Future development should conserve Alumni House by encouraging its adaptive reuse and conservation of character-defining elements of the property. A Heritage Impact Assessment will be required to inform the ultimate site design.

Forest Precinct

- The potential realignment of Principal's Road, subject to further study.

Long-Term Projects

Long-term projects are projects that could occur beyond the 15 year time horizon of the Campus Master Plan. Long-term projects include the following:

Campus Core Precinct

- Redevelopment of the Erindale Theatre site (Site CC-9).

Campus East Precinct

- Redevelopment of the P8 and P4 parking lots (Site CE-2).
- Redevelopment of area between P8/P4 lots and the South Field (Site CE-3)

Campus South Precinct

- The redevelopment of lands containing the Putnam Place Residence, P5 and P10 parking lots, Leacock Lane Residence, and MaGrath Valley Residence (Site CS-1).
- Consideration of a new potential transit hub in the Campus South Precinct as part of future development.

Forest Precinct

- Future redevelopment to support expanding programs or future academic programs (Site F3).
- The potential expansion of the Central Utilities Plant Site (Site F5), subject to site-specific environmental studies.

6.2 Plan Reviews

The Campus Master Plan should be considered a 'living document' that provides a flexible urban design framework to help guide development decisions for the UTM Campus.

The Campus Master Plan should be reviewed every 5 to 10 years to ensure that it aligns with the vision and priorities of the campus. Changes to the Campus Master Plan should be made through a comprehensive review and update of the Plan.

To ensure successful implementation of the Campus Master Plan, community and stakeholder consultation should be undertaken when changes to the Plan are proposed.



View of the Maanjiwe nendamowinan building within the Core Campus Precinct.

