

INSPIRING INCLUSIVE EXCELLENCE

Retail and Parking
Commons
Academic Board

PROGRAM



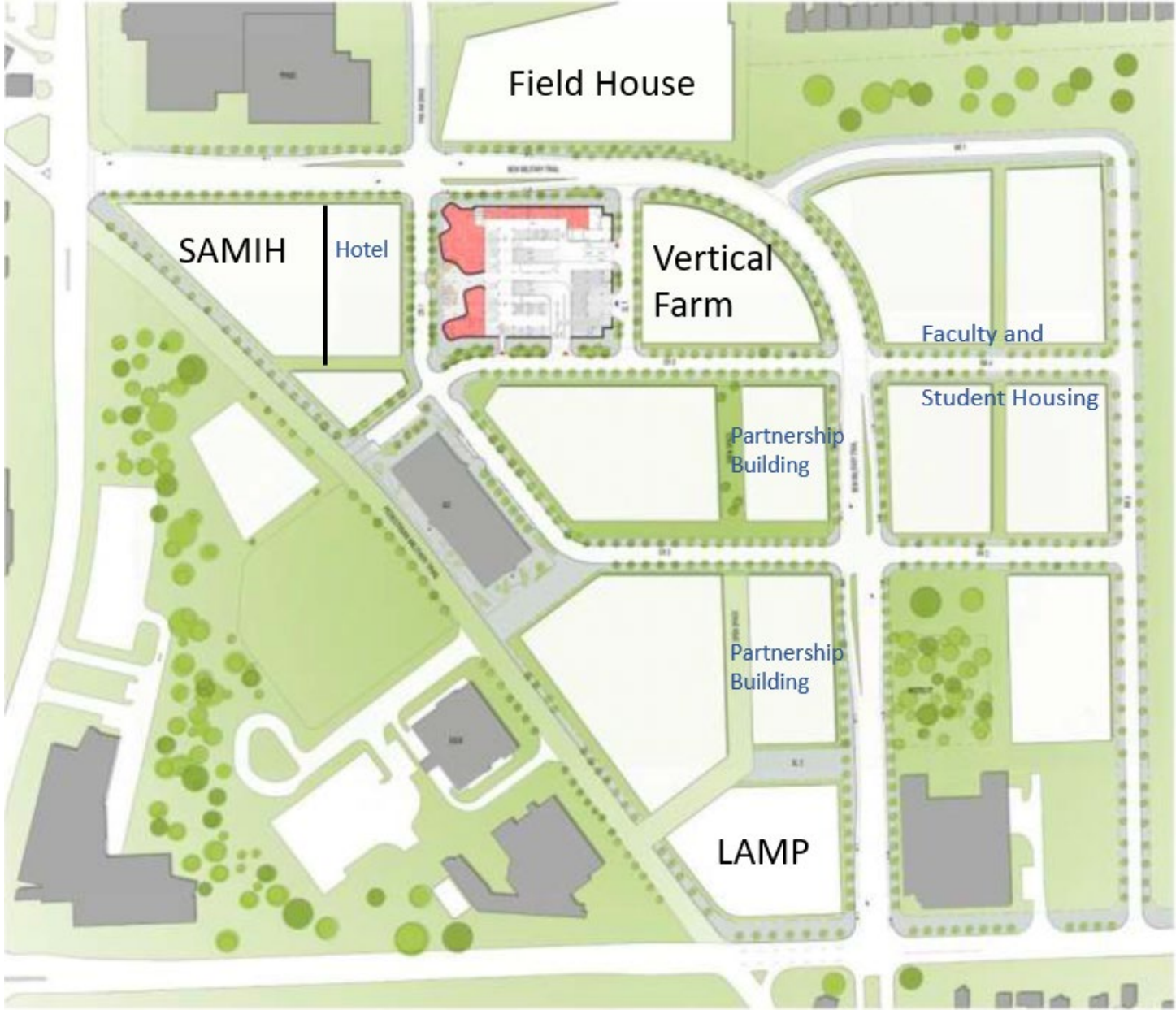
- 1084 parking spaces requirement to meet by-law obligations and support growth of new infrastructure projects
- New front door home to the University of Toronto Scarborough Bookstore
- New home to Campus Safety and Parking Services offices
- Central loading dock with tunnel connections to new buildings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

THE UTSC MASTER PLAN

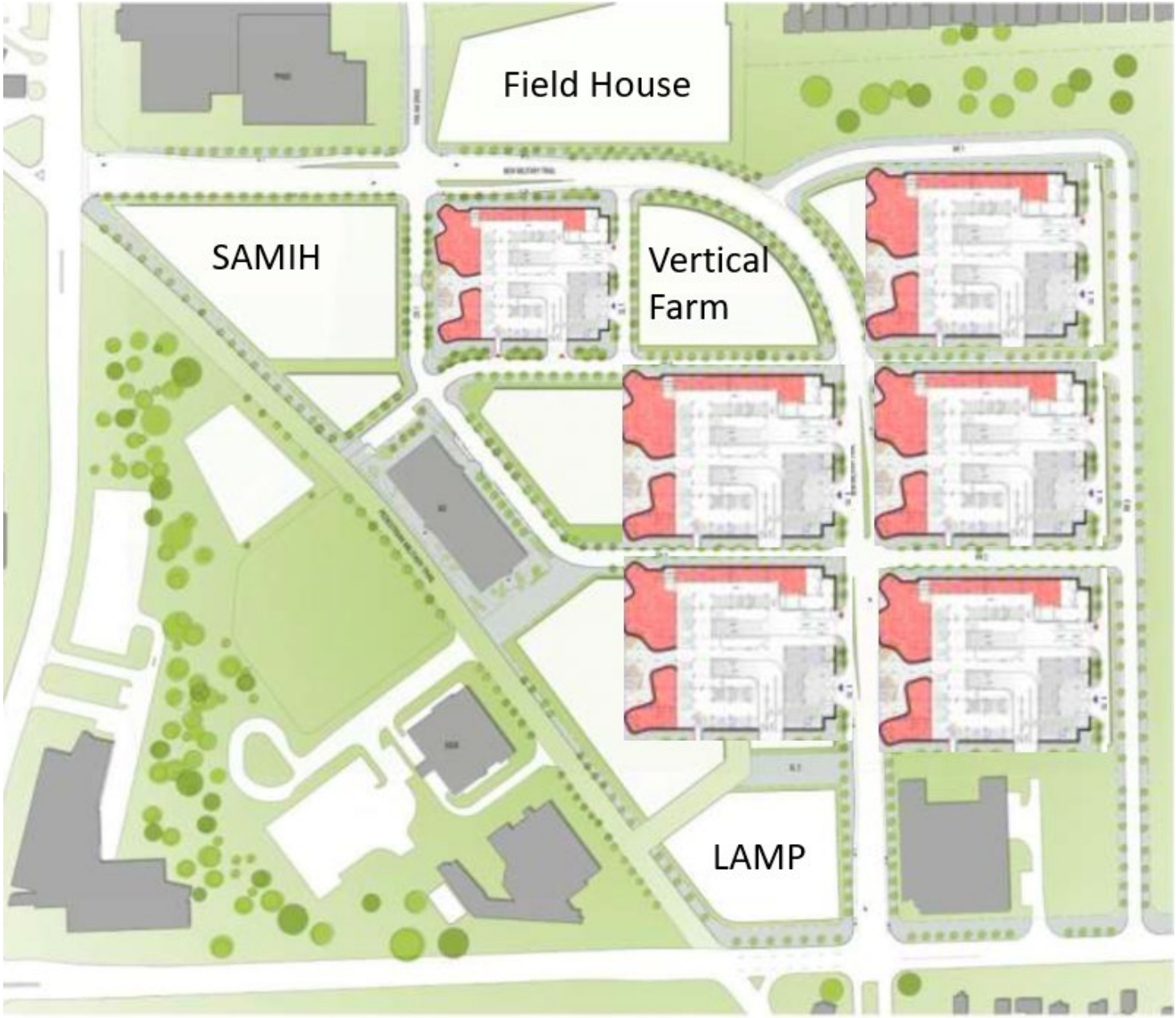
INSPIRING
INCLUSIVE
EXCELLENCE



BLOCK CONTEXT PLAN (LONG TERM)



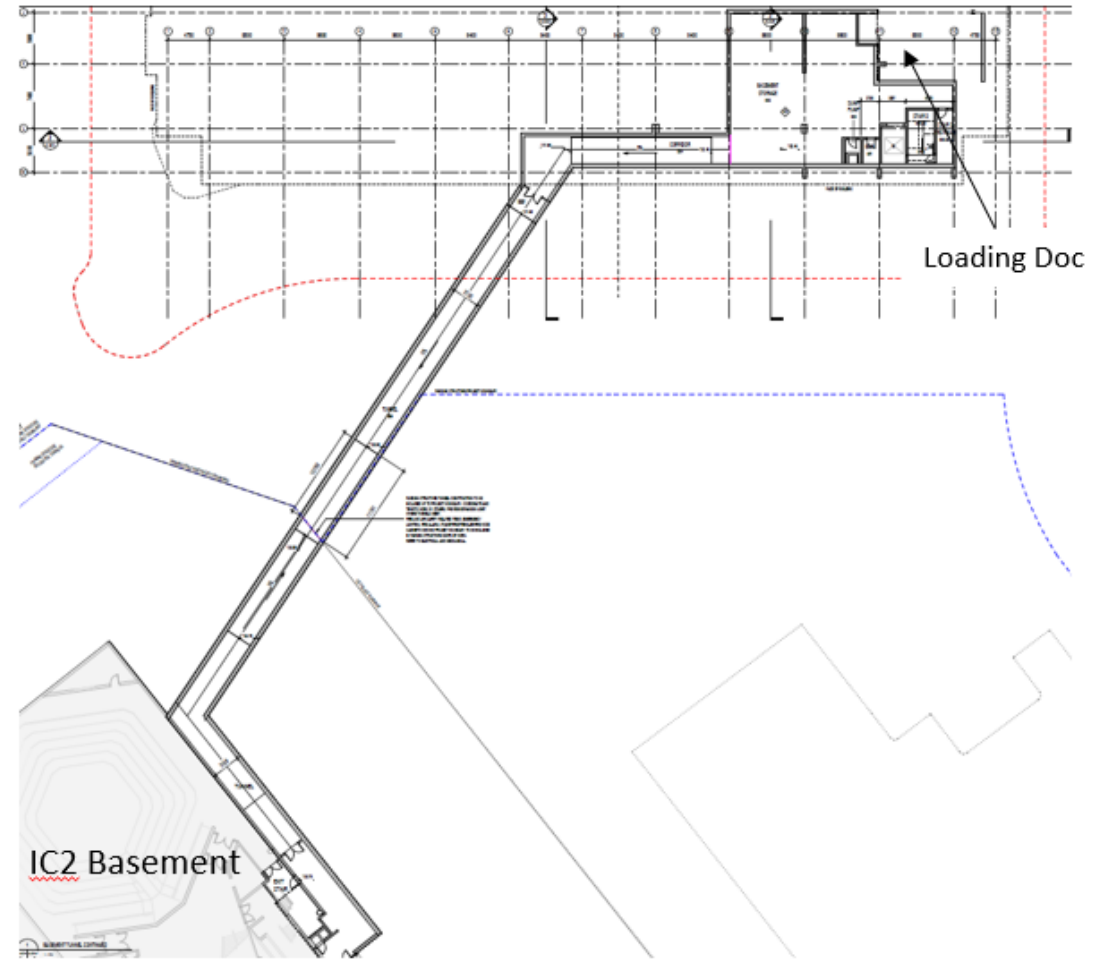
BLOCK CONTEXT PLAN (LONG TERM)



CENTRAL LOADING DOCKS



Basement Storage and Tunnel Connection



SEASONAL MARKETPLACE

INSPIRING
INCLUSIVE
EXCELLENCE



NEW MILITARY TRAIL (NEAR TERM)

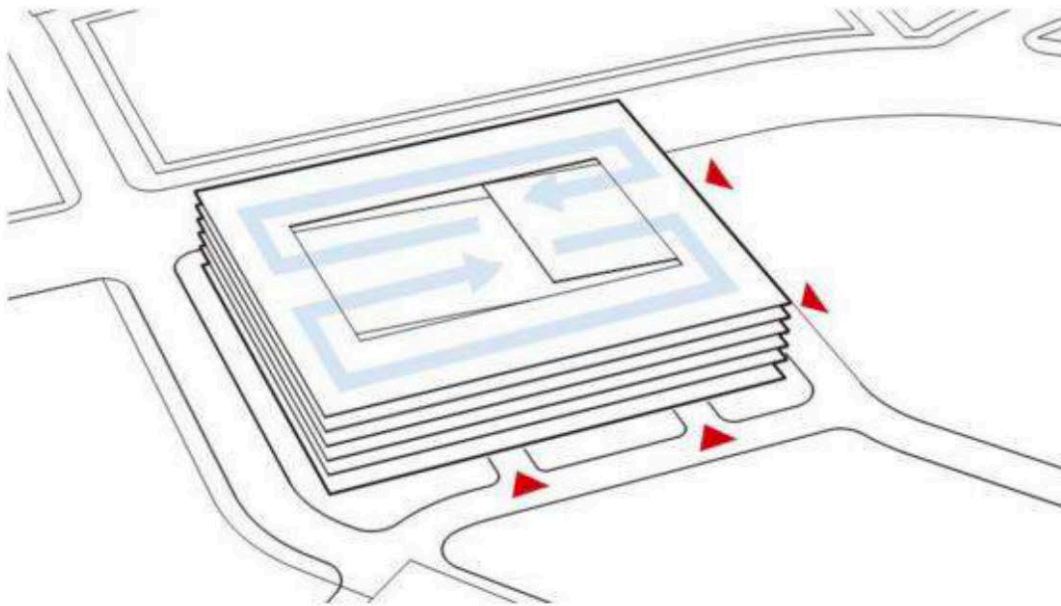


NEW MILITARY TRAIL (LONG TERM)

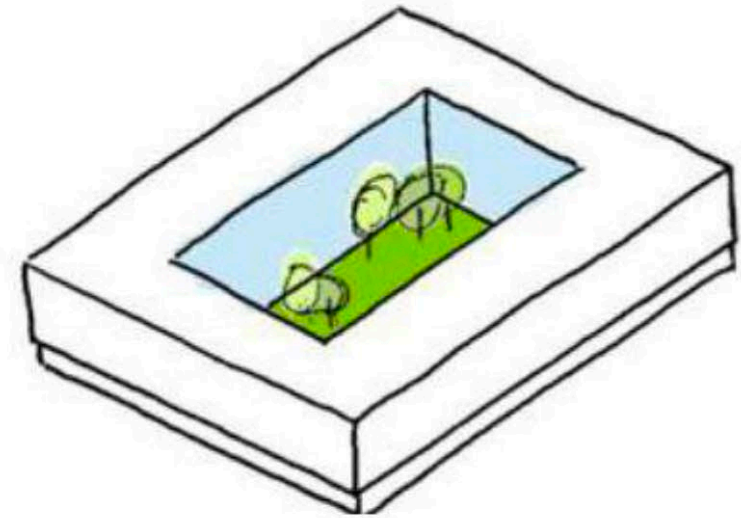


FUTURE BUILDING CONVERSION

Orientation, Organization and Conversion

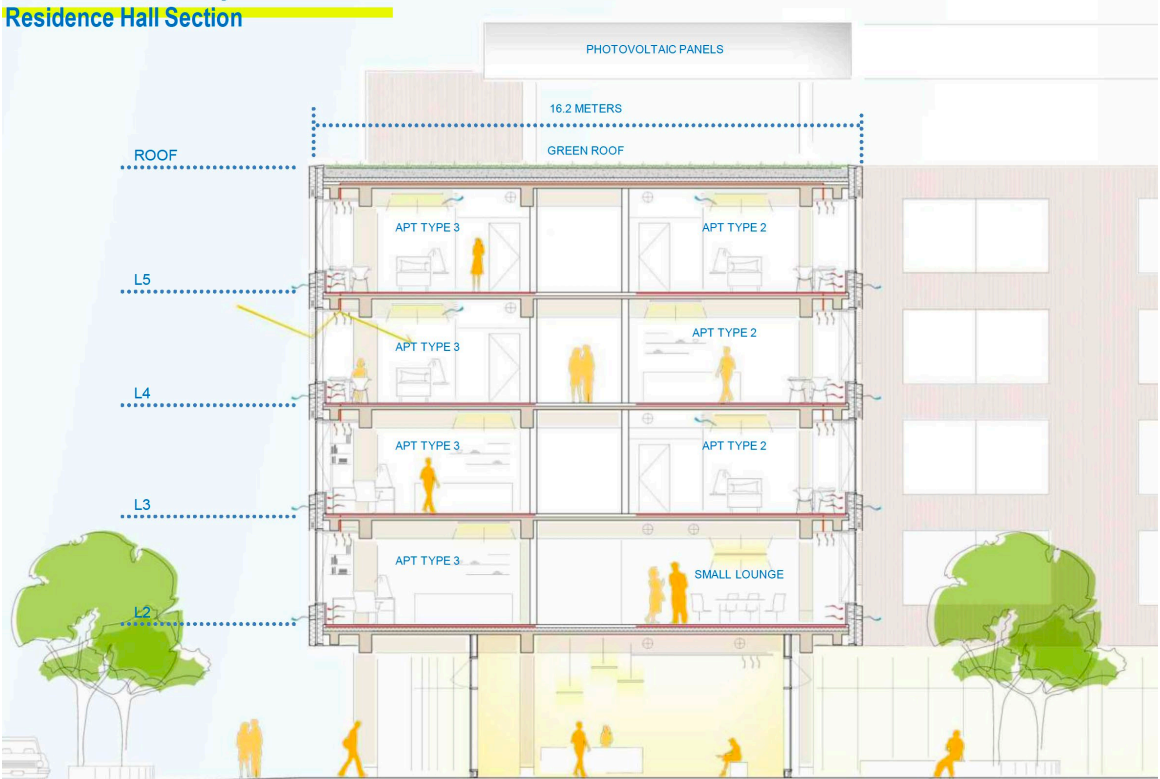


Donut Ramp Parking Typology - Vehicular Entries on Two Building Faces



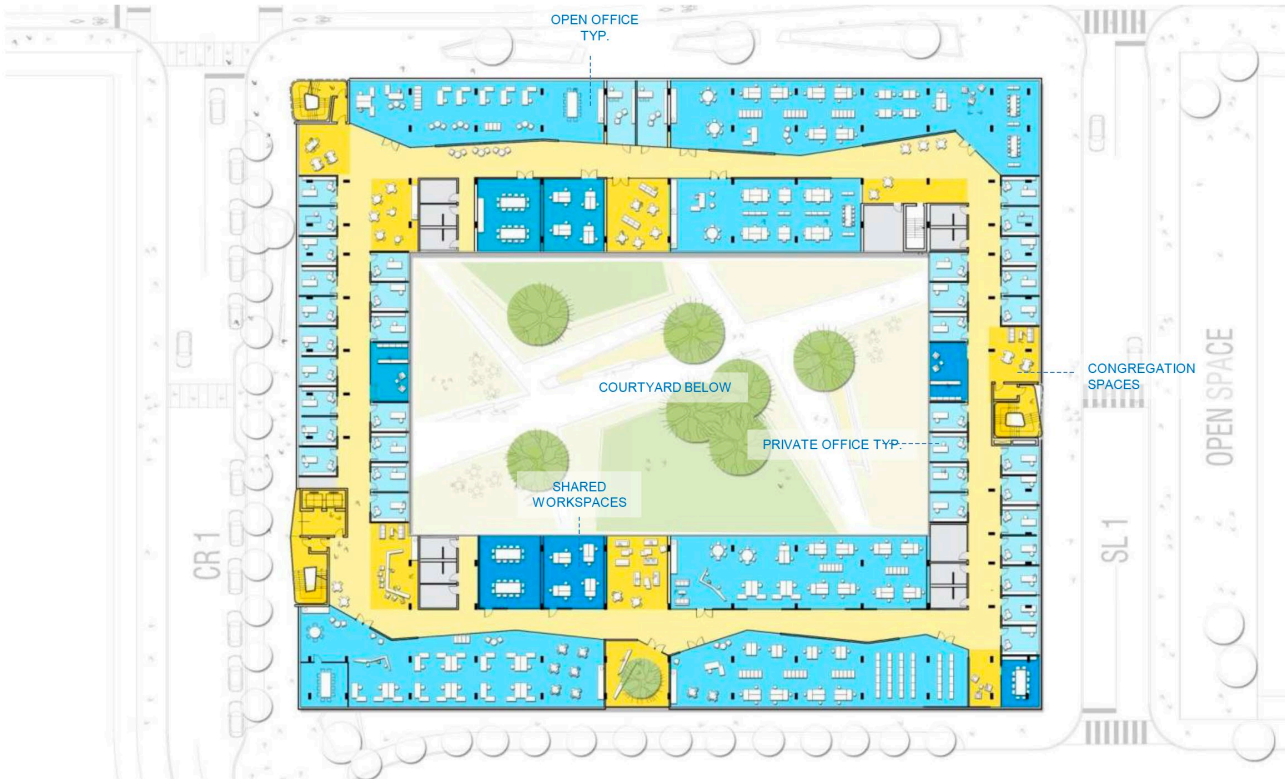
Day 2 - Possible Courtyard Building Conversion

FUTURE PROOFING: CONVERSION TO RESIDENCE

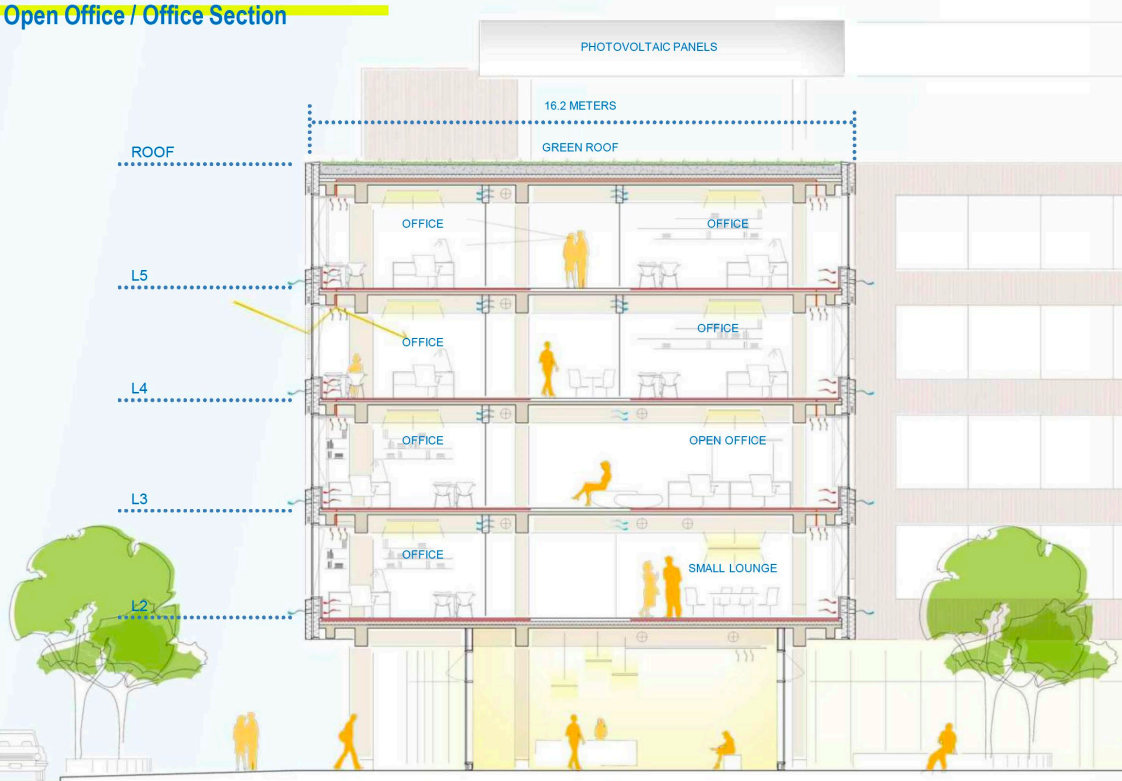


FUTURE PROOFING: CONVERSION TO OFFICE SPACE

Open Office / Office Plan – Typical Upper Floor



Open Office / Office Section



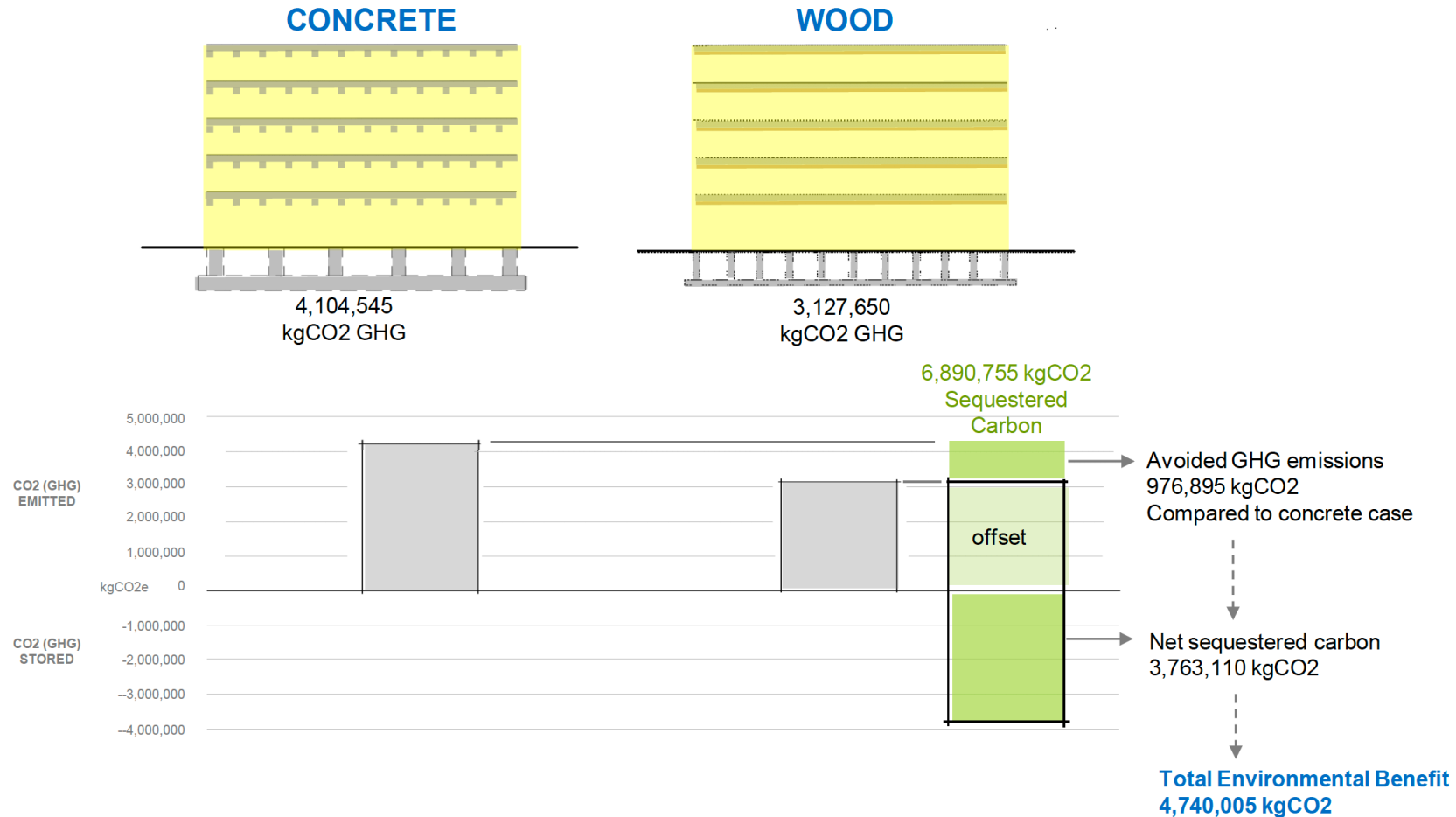
DRIVING INNOVATION

INSPIRING
INCLUSIVE
EXCELLENCE



SUSTAINABILITY STRATEGY: CARBON SEQUESTRATION

Precast Vs. Timber: GHG Emission Comparison



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

X600+ OR X1000+

SUMMARY

- Required to provide parking to meet bylaw and use standards
- Need to preserve lands for planned and future developments
- Creation of a central loading facility
- Provide mixed use at grade and flexible spaces to support campus activities
- Flexibility of design to evolve to residential or office space
- Electric vehicle charging, solar arrays and carbon sequestration helps in demonstrating our system leadership role

THANK YOU AND QUESTIONS