



# University of Toronto

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

**TO:** Planning and Budget Committee

**SPONSOR:** Elizabeth Sisam, Assistant Vice-President Campus and Facilities Planning

**CONTACT INFORMATION:** 416-978-5515; [avp.space@utoronto.ca](mailto:avp.space@utoronto.ca)

**DATE:** January 09, 2007 for January 30<sup>th</sup>, 2007

**AGENDA ITEM:**

Faculty of Law Expansion Interim Project Planning Report

**JURISDICTIONAL INFORMATION:**

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

**BACKGROUND:**

A Project Planning Committee for the Faculty of Law was established in November 2001. The Committee prepared an interim report identifying the Faculty's space requirements and proposed that the area identified as site 12 in the University's permitted development sites be conditionally assigned for its academic expansion. Subsequently, in light of other developments and the apparent intensification of areas adjacent to the University, the Dean's Advisory Committee recommended last year that the faculty should plan for expanded facilities at the present site – 78 and 84 Queen's Park Crescent.

The Faculty of Law is housed in two historic buildings, Flavelle House including the Bora Laskin Library addition and Falconer Hall, on the St. George campus of the University of Toronto. Within these two buildings, the law school meets many of its needs, having its own classrooms, seminar rooms, library and research facilities. Immediately adjacent to the law school grounds are Philosopher's Walk to the west, the Faculty of Music and the Royal Ontario Museum to the north and, beyond Hoskin Avenue, Queen's Park and the Parliament buildings to the south.

In order to meet the pressing needs of approved and planned program enhancements relating to the Faculty's academic mission (including increased faculty complement, graduate student enrolment, and student service support) additional space is required. The Project Committee has identified a strategy for increasing the space program within the Faculty's precinct according to its academic plan. This report brings forward an interim plan including an interim space program and site considerations that will be more fully considered with respect to academic plan, development in the Queen's Park precinct, project cost and other Faculty requirements in the final planning document.

**HIGHLIGHTS:**

In 2002, the Faculty of Law completed an extensive academic plan (known as *Strengthening Our Community: The Report of the Task Force on the Future of the Faculty*). This plan made ambitious recommendations in three broad categories: 'People', 'Programs' and 'Infrastructure'.

While many of the goals of the academic plan in the areas of 'People' and 'Programs' have been achieved, others have been deferred, either because necessary resources have not been realized, or because the School has lacked the physical space to accommodate growth in certain areas. The major goal of the academic plan with respect to 'Infrastructure' was the construction of a new building, and the Faculty of Law Expansion Interim Project Planning Report represents major progress toward this objective.

The interim plan for the expansion and renovation of the Faculty of Law assumes that all space in Falconer Hall is vacated, that Bora Laskin Library and 655 Spadina may be re-used at a one to one ratio and that the remaining area within Flavelle house achieves roughly a 90% efficiency of space program fit. With these assumptions, 5875 nasm of existing space and a net new space allocation of 3130 nasm or 6265 gsm will fulfill the stated anticipated needs of the Faculty of Law.

The site is located on the west side of Queen's Park, bounded by the Royal Ontario Museum lands to the north, Philosopher's Walk to the east and Hoskin Avenue to the south. This site also accommodates the Faculty of Music and is surrounded by prominent institutional buildings facing Queen's Park which include the Royal Ontario Museum, Wycliffe College, Hart House, Sigmund Samuel Library, the MacDonald Block, St. Michaels College and Fry Hall at Victoria College. The existing context of mid rise institutional buildings establishes the overall built form pattern in this location.

Two buildings of the Faculty of Law, Falconer Hall (84 Queen's Park) and Flavelle House (78 Queen's Park), are listed Heritage Buildings in the City of Toronto Inventory of Heritage Properties.

Any additional development on this site will require municipal planning approvals by the City of Toronto.

Preliminary review of the site suggests the following:

- Falconer Hall may be released for use by another unit or fully renovated to provide up-to-date services and accessibility where possible.
- Parts of the historic Flavelle House will be renovated.
- New construction on the site will be required to accommodate the space required by the Faculty of Law.
- The Faculty of Music has also identified space that will be needed to meet the requirements of their academic plan, expansion in this precinct will be necessary. A separate project planning report from the Faculty of Music will be submitted at a later date. To fully maximize institutional use in this precinct, balanced development must be considered, and the needs of both faculties, as well as others in the precinct, included in a comprehensive plan.

**TOTAL PROJECT COST ESTIMATE:**

The project as it is currently defined represents about 11,500 gsm of existing space and an addition of approximately 6,600 gsm.

The committee explored relocation of the Faculty for the duration of construction. It was estimated that the cost of rental for 2 years, modifications to rental space and moving costs would fall in the \$11M range. A phased approach to the reorganization of the existing space and careful planning could allow the Faculty to remain on site and thus require less significant expenditure.

The total project cost estimated for the construction and renovation of the facilities could fall into the \$50 - \$85M range – the former assuming moderate construction costs and with the faculty remaining on site and the latter assuming higher construction costs and a move to other quarters during the period of construction. Presently it is assumed that the earliest that the project could be tendered is in late 2008, and the price estimate account for escalation to that date.

**FUNDING SOURCES:**

The total projected cost range of the combined new and renovated spaces for the Faculty of Law are \$50-85Million. The funding for this project will be assembled primarily from external sources. All funding sources will be identified in the final report.

**SCHEDULE:**

This Interim Report is being brought forward for approval in principle of the increased space needs for the Faculty of Law and to assign the site to this project to initiate fundraising. Further refinement of the space requirements, site analysis and costs will be necessary to finalize the project committee report. In addition, the requirements of the Faculty of Music must be considered to determine a precinct plan for this area. As such, a final report is expected to come forward for consideration in late spring 2007.

**RECOMMENDATIONS:**

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

THAT the Interim Project Planning Report for the Faculty of Law be approved in principle to accommodate the activities and functions described for the expansion of the School's programs at its present location at 78 and 84 Queen's Park Crescent West.