



**FOR INFORMATION**

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**TO:** Planning & Budget Committee

**SPONSOR:** Scott Mabury, Vice President, Operations and Real Estate Partnership, University Operations

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**DATE:** April 27, 2022 for May 4, 2022

**AGENDA ITEM:** 8

**ITEM IDENTIFICATION:**

Design Review Committee: Annual Report, 2021

**JURISDICTIONAL INFORMATION:**

Planning and Budget Committee receives reports for information.

**GOVERNANCE PATH:**

- 1. Planning and Budget [for information] (May 4, 2022)**

**HIGHLIGHTS:**

A revised Policy on Capital Planning and Capital Projects (“Policy”) dated September 1, 2021 was approved, effective October 28, 2021. As defined in the Policy, the Design Review Committee is *‘an advisory body to the Administration appointed in accordance with the Design Review Committee Terms of Reference attached as Appendix D in the Policy, comprised of leaders in architecture, landscape design, and the design profession’*.

The Design Review Committee (“DRC”) advises the President or designate on the development of built form environments, in order to enable the University to implement its commitment to a level of excellence in this area comparable to that established for its academic activities. The mandate of the Design Review Committee is defined in the DRC Terms of Reference located on the University Planning Design and Construction website:

<https://updc.utoronto.ca/university-planning/reviews-approvals/design-review-committee-drc/>.

Aligned with the timing of the revised Policy, the 2014 Design Review Committee Terms of Reference, were revised in September 2021. As the University's capital project portfolio has increased to address critical space shortage demands on all three campuses, a re-evaluation of the DRC Terms of Reference occurred with the goal of adding resiliency to the DRC Committee through modifications such as the expanding membership, including a broad range of external experts in the design field as well as providing specificity to design review presentation requirements to ensure a comprehensive review of projects.

During 2021, the Design Review Committee reviewed several major projects that individually and collectively improve the physical beauty of the University's three campuses while providing for much needed new space and functional improvements. The projects represent new construction, as well as renovation and landscape projects demonstrating that a campus is comprised of quality buildings and open space that together contribute to the student experience.

Between January and December of 2021, the DRC met on a monthly basis to review fourteen projects, with additional meetings scheduled to accommodate the volume of projects in the design stage, and their project timelines. Last year, the DRC Committee reviewed and significantly contributed to the evolution of the following major projects across the three campuses:

#### St. George Campus

- Trinity College 15 Devonshire Place, The Lawson Centre for Sustainability
- New College Residence, 45 Willcocks, Exterior Stairs and Hand Rail Review
- Harbord Street Residence
- OISE Building – 5<sup>th</sup> Floor Roof Community Garden & IEN Social, Cultural Practice Space
- Experiential Learning Commons at 255 Beverley
- Health and Wellness Centre Renovation at Koffler Student Services Centre

#### Mississauga Campus

- UTM Student Services Hub
- UTM Site F9
- UTM Campus Master Plan
- UTM New Student Residence (Phase IX)

#### Scarborough Campus

- UTSC Landscape Master Plan
- UTSC Retail and Parking Commons
- UTSC Instructional Centre 2 (IC-2)
- UTSC Indigenous House

**Membership of the Design Review Committee as of October 2021:**

Scott Mabury (Co-chair), Vice President, Operations and Real Estate Partnerships

Bruce Kuwabara (Co-Chair), KPMB Architects, Partner

Christine Burke (Secretary), Assistant Vice President, University Planning, University Planning Design & Construction

Carl Blanchaer, WZMH Architects, Principal

Renée Daoust, Daoust Lestage Lizotte Stecker, Principal\*

Juan Du, Dean, Daniels Faculty of Architecture, Landscape and Design\*

Pat Hanson, gh3\* Inc, Principal\*

Anna Kennedy, Chief Operating Officer, KingSett Capital, Governing Council member\*

Don Schmitt, Diamond Schmitt Architects, Principal

Richard Sommer, Director, Global Cities Institute, Professor of Architecture and Urbanism & Dean Emeritus, Daniels Faculty of Architecture, Landscape and Design

Robert Wright, Professor, Daniels Faculty of Architecture, Landscape and Design

Costas Catsaros, Director, Project Development, University Planning Design & Construction

Brian Szuberwood, Interim Executive Director, Capital Projects Group, University Planning Design & Construction

Susan Senese, Interim Chief Administrative Officer, University of Toronto Mississauga

Andrew Arifuzzaman, Chief Administrative Officer, University of Toronto Scarborough

*\*New appointed DRC member*

Projects are normally presented by the design team to the Design Review Committee three (3) times, and may require additional meetings on an as need basis.

The first review occurs at the early schematic design stage. The initial presentation is the opportunity to address the overall concept of the project including relevant background and context. This is intended to establish that the proposed building and landscape concept is contextually appropriate to the site and campus, heritage context as applicable, and addresses urban design criteria and massing as outlined by the University's master plans as well as campus wide issues of parking, loading, traffic impact, accessibility and servicing. At this meeting, the DRC also reviews building design requirements such as internal functionality and floor plans, opportunities to elevate student experience, flexibility/adaptability options, sustainable design ambitions of the project with specific reference to University ambitions, and interconnectivity with other buildings.

The consultants will make a second presentation in the design development phase of the project, demonstrating how their proposal responds to the comments of the DRC at the initial presentation and how the project has developed into detailed design. A third presentation, normally the final review, occurs during the design development stage where the details of the project have been further developed. The landscape plan is reviewed for the articulation of open space within the site, opportunities for synthesis within adjacent areas and interconnectivity to the wider campus. The palette of building and landscape materials is reviewed and signage may be considered. Throughout the process, the DRC review is considered within the budgetary framework of the project and the method of project delivery.

The DRC conducts reviews of the strength of ideas proposed and provides guidance to explore options that otherwise might not have developed. In its deliberations, the DRC is mindful of the difficult trade-off between expectations, budgetary reality and long-term university goals, seeking a balanced approach to the resolution of design concerns. The DRC is not tasked with the design of the project, but to work with design teams to set high expectations for design, in all aspects. Projects are reviewed with respect to sustainability and environmental concerns reflecting the University's commitment to decisive action against climate change.

**FINANCIAL IMPLICATIONS:**

None

**RECOMMENDATION:**

For Information

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**DOCUMENTATION PROVIDED:**

*None*