



FOR CONFIRMATION

PUBLIC

CLOSED SESSION

TO: Executive Committee

SPONSOR: Professor Scott Mabury, Vice President, Operations and Real Estate Partnerships

CONTACT INFO: 416-978-2031, scott.mabury@utoronto.ca

PRESENTER:

CONTACT INFO: See Sponsor

DATE: March 14, 2023 for March 21, 2023

AGENDA ITEM: 4 (a)

ITEM IDENTIFICATION:

Capital Project: *Report of the Project Planning Committee for the OISE Roof Community Garden & Indigenous Education Network (IEN) Social, Cultural Practice Space* - Project Scope and Sources of Funding

JURISDICTIONAL INFORMATION:

Pursuant to section 5.1 of the *Academic Board's Terms of Reference*, the Board considers reports of project planning committees (i.e. space plan, site, overall cost and sources of funds) with a capital cost as specified in the *Policy on Capital Planning and Capital Projects*.

The *Policy on Capital Planning and Capital Projects* provides that capital projects with costs between \$10 million and \$50 million (Approval Level 2) on the St. George campus, will first be considered by the Planning & Budget Committee, which shall recommend approval to Academic Board. Such projects will be confirmed by the Executive Committee of the Governing Council on the recommendation of the Academic Board. [Section 3(b)(ii)(1)(a)]

GOVERNANCE PATH:

A. Project Planning Report

1. Planning & Budget [for recommendation] (February 27, 2023)
2. Academic Board [for approval] (March 9, 2023)
3. **Executive Committee [for confirmation] (March 21, 2023)**

B. Execution of the Project:

1. Business Board [for approval] (March 15, 2023)

PREVIOUS ACTION TAKEN:

At the July 8, 2019 meeting of the Capital Project and Space Allocation Committee, the OISE Roof Community Garden & Indigenous Education Network (IEN) Social, Cultural Practice Space Project the request to initiate a feasibility study to explore the possibility of a roof garden, Indigenous medicine garden, and outdoor gathering space on the 5th floor of the OISE Building was approved.

At the November 24, 2020 meeting of the Capital Project and Space Allocation (CaPS) Executive Committee, the Terms of Reference to formally strike a Project Planning Committee was approved.

At the January 22, 2021 meeting of the Capital Project and Space Allocation (CaPS) Executive Committee, the request for Consultant Fees to secure the services of Design and Engineering, University Planning, Design and Construction (UPDC) was approved. In May 2021, the decision was made to change the Consultant team and the project was closed out.

At the June 29, 2021 meeting of the Capital Project and Space Allocation (CaPS) Executive Committee, an increase in Consultant Fees to engage a new consultant team to redesign the project was approved.

HIGHLIGHTS:

The creation of the OISE Roof Community Garden & IEN Social and Cultural Practice Space as a community gathering place is key to OISE’s commitment to well-being and mental health, commitment to Indigenization and to Equity Diversity and Inclusion, three of the focusing themes of the OISE Academic Plan 2017. The intent is to be able to offer outdoor amenity space to faculty, staff and students: to increase much needed informal study space for students, to improve community health and sustainability through the building, and create meaningful spaces for Indigenous social and cultural practices.

OISE identified a core priority in the OISE academic plan to develop a “space utilization plan that optimizes the efficient use of space and emphasizes community building, security and safety, accessibility, environmental sustainability and respect for cultural diversity”. From this, the Deans and Chairs developed the following core design principles for space planning at OISE:

1. Reflect the values and mission of OISE
2. Reflect and facilitate current and future academic and community needs
3. Contribute positively to the faculty, student and staff experience at OISE
4. Facilitate community building
5. Incorporate Indigenous land acknowledgements and design elements
6. Design for accessibility and sustainability
7. Create a safe and secure environment for the community
8. Incorporate technology for innovation and collaboration
9. Increase efficiency and effectiveness of space usage
10. Enhance wayfinding and identity branding

The Deans and Chairs also established an OISE Space Planning Committee (“Committee”) to develop processes and establish priorities. The Committee, comprised of staff, students and faculty, worked consultatively to establish a series of goals to guide all future projects at OISE. The top priority identified was student and community space as well as informal study space. The proposed roof garden will achieve several of these aims:

- Increase multi-purpose, flexible, and cross functional units/usage of spaces to increase efficient usage of the spaces and encourage broader collaboration and community building;
- Increase sustainability, accessibility, community health and safety features (balanced with openness needs) of spaces; and,
- In consultation with Indigenous Elders and members of OISE, incorporate Indigenous elements into the space design.

The OISE Roof Community Garden & IEN Social and Cultural Practice Space is conceived of in three main parts. The OISE Roof Community Garden (245 m²) & Lounge (135 m², including Rooms 5-210 and 5-220), the East & West Gardens (655 m²), and the IEN Social and Cultural Practice Space (250 m²). The Indigenous Education Network (IEN) is a group of students, faculty, and community members who share a common commitment and passion for Indigenous Education and Research. This project embodies the values and principles established by the OISE communities and demonstrates OISE’s and the University’s commitment to many important areas such as community engagement and wellbeing, equity, sustainability, accessibility and indigenization.

The proposed OISE Roof Community Garden is located at the north-end of the 5th floor and intended to be used seasonally, from May to October to provide community gathering space as well as a mixture of amenities including green spaces. It will be accessible by way of the new lounge area. Adjacent to suite 5-180, where IEN is currently located, the south-end of the 5th floor will be the proposed OISE Indigenous Roof Garden, which will have medicine, teaching space, gathering spots, and storage. The OISE Indigenous Roof Garden is intended to be used throughout the year. The East & West Gardens accessible for maintenance only would provide pleasurable views from the west and east wing offices/classrooms. These green roof gardens will enhance the sustainable performance of the building by reducing heat island effects, controlling storm water runoff, improving urban air quality, and creating biological habitats.

Schedule

The proposed schedule for the project is as follows:

- | | |
|----------------------------------|----------------------------|
| • Consultant Selection | September 2021 |
| • Letter of Award | September 2021 |
| • Schematic Design | October 2021 – March 2022 |
| • Design Development | March – August 2022 |
| • Construction Documents | August 2022 – January 2023 |
| • Construction | May 2023 – July 2024 |
| • Fit Out (Furniture, Equipment) | July 2024 |
| • Project Completion | July 2024 |

This schedule assumes all municipal approvals may be achieved within the timelines.

FINANCIAL AND PLANNING IMPLICATIONS:

Discussion of overall costs and sources of funds can be found in the *in camera* document for this project.

RECOMMENDATIONS:

Be it Confirmed by the Executive Committee

THAT the project scope of the OISE Roof Community Garden & Indigenous Education Network (IEN) Social, Cultural Practice Space as identified in the *Report of the Project Planning Committee for University of Toronto OISE Roof Community Garden & Indigenous Education Network (IEN) Social, Cultural Practice Space*, dated December 13, 2022, be approved in principle; and,

THAT the project totaling 108 net assignable square metres (nasm) and 1,150 square metres (sm) of outdoor terrace space, be approved in principle, to be funded by the OISE Future Major Capital Project Reserves.

DOCUMENTATION PROVIDED:

- *Report of the Project Planning Committee for OISE Roof Community Garden & Indigenous Education Network (IEN) Social, Cultural Practice Space*, dated December 13, 2022

**Final Report of the Project Planning Committee for
University of Toronto
Ontario Institute for Studies in Education (OISE)
5th Floor Roof Garden**

December 13, 2022

University Planning – University Planning, Design and Construction

I. Executive Summary

The creation of the Ontario Institute for Studies in Education (OISE) Roof Community Garden & IEN Social and Cultural Practice Space as a community gathering place is key to OISE's commitment to well-being and mental health, Indigenization, and Equity, Diversity, and Inclusion, three of the focusing themes of the 2017 Academic Plan. The intent is to offer outdoor amenity space to faculty, staff and students: to increase much-needed informal study space for students, to improve community health and embrace sustainability throughout our building, while creating meaningful spaces for Indigenous social and cultural practices.

Interest in this project began as early as 2012, but due to funding challenges the project was never realized. In July 2019, Design & Engineering, University Planning, Design and Construction at the University of Toronto was engaged by OISE to determine the feasibility of revitalizing the roof terrace and to explore building code implications, preliminary design, structural, mechanical, construction aspects, and the inclusion of Indigenous elements. This study concluded in December 2019 resulting in the initiation of the capital project announced at the Faculty Council in February 2020. The capital project Terms of Reference was presented at the November 2020 CaPS Executive meeting. Further to this, Consultant Fees were approved in January 2021 to secure the services of a consultant team. In May 2021, the decision was made to change the Consultant team to restart the Implementation Phase, and the project was resubmitted for Consultant Fee Approval in June 2021 followed by the selection of Gow Hastings Architects (Prime) and Two Row Architect (Indigenous Design Lead) through an RFP process.

This project proposes the revitalization of the 5th floor roof terrace (1,484 m² gross area) located at 252 Bloor Street West with the design of several roof gardens as well as the interior renovation of Room 5-210 and Room 5-220 into the OISE Lounge (108 nasm) to offer more informal study space and outdoor gathering space. Based on current student numbers (3,862 FTE in 2019-2020 Academic year), non-library study space under COU category 11 generated a benchmark of 1,544.8 NASM while the existing space inventory is 960.79 NASM. There is a current deficit in informal student study space, and with steady growth of OISE students projected over a short-term time horizon, there will be significant demand for non-library study space in years to come. This project will help accommodate the anticipated growth and allow for improvements within the existing footprint at 252 Bloor Street West.

The roof garden proposal consists of three main parts: the OISE Roof Community Garden (565 m²) & Lounge (including Rooms 5-210 and 5-220), the East & West Gardens (400 m²), and the IEN Social and Cultural Practice Space (250 m²). Since 1989, the Indigenous Education Network (IEN) of students, faculty and community members who share a common commitment and passion for Indigenous education and research have provided an Indigenous presence at OISE and a forum for ongoing and dynamic discussion, action, and change.

The proposed OISE Roof Community Garden is located at the northwest-end of the 5th floor and is intended to be used seasonally, from May to October to provide community gathering space as well as a mixture of amenities including green spaces. The Roof Community Garden would be accessible by way of the new OISE Lounge. Adjacent to suite 5-180, where IEN is currently located, the south-end of the 5th floor will be the proposed OISE Indigenous Roof Garden, which will provide a medicine garden, a ceremonial gathering space, and an outdoor education space. The OISE Indigenous Roof Garden is

intended to be used throughout the year. The East & West Gardens will be accessible for maintenance only and will provide pleasurable views from the west and east wing offices/classrooms. These green roof gardens will enhance the sustainable performance of the building by reducing heat island effect, controlling storm water runoff, improving urban air quality, and creating biological habitats.

The 5th floor of the OISE Building currently accommodates research offices of the Munk School of Global Affairs & Public Policy, LSM classrooms, faculty and administrative offices, classrooms and informal study space used by OISE. The 5th roof terrace has been inaccessible to the OISE community since the OISE cafeteria moved out of the building in the early 2000's.

Secondary effects at Level 5 include the loss of informal study space during construction, and the relocation of HVAC roof units. There will also be partial closure of egress from the stair being extended up to the roof level from Level 4, as well as the relocation of a prayer & meditation room (4409) and an amendment to the size of classroom 4410. The prayer & meditation room will be housed in a temporary location and then move to 4410 after construction. A new Classroom is to be provided by OISE for LSM use to replace the lost 36-student classroom 4410 pending LSM approval. The current Lounge on Level 5 will not be accessible during construction and a temporary lounge is being readied and made available for use on Level 3 prior to the onset of construction. Construction is targeted to begin in May 2023 with occupancy anticipated for July 2024.



View along Bloor Street West of the IEN Social & Cultural Practice Space (Source: Gow Hastings Architects)

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II. Project Background

a) Membership

Erica Walker	Dean of OISE
Bessie Giannikos	Manager, Finance & Administration
David Montemurro	Associate Professor, Curriculum, Teaching and Learning
Peter Sawchuk	Associate Chair, Leadership, Higher and Adult Education
Lindsay Dupre*	Indigenous Education Liaison
Stephanie Buono	PhD Candidate, Department of Applied Psychology and Human Development
You Zhang	International Student Association representative
Said Sadani	PhD Candidate, Curriculum, Teaching and Learning
Njoki Wane	Chair, Social Justice Education
Helen Huang	Chief Administrative Officer, OISE
Leah Scherk	Manager, Space Planning, Facilities and Services, OISE
Mary Byrne	Director, Property Management Group, Facilities & Services
David Sasaki	Managing Director, University Planning (UP)
Alistair Vaz	Senior Planner, University Planning (UP)

* *No longer with the University*

b) Terms of Reference

1. Review the vision generated by the Planning Committee and recommendations of the Feasibility Study to guide the project and the needs of the OISE Community.
2. Review space needs of the 5th floor of the OISE building and the building as a whole, taking into account any approved and projected growth that may influence this project.
3. Demonstrate that the proposed space program is consistent with the Council of Ontario Universities (COU) space standards, and University of Toronto standards.
4. Make recommendations for space that promotes a collaborative environment and a sense of community.
5. Make recommendations for a space program, functional plan, and appropriate exterior uses.
6. Demonstrate the project's ability to express an Indigenous presence on campus through expression of language and symbolism, art, culture, gardens, and capacity for ceremonies and practices.
7. Consult with Facilities & Services to understand all safety requirements required for exterior rooftop spaces.
8. Address all future developments at the outset of the planning process in the vicinity of this project including the future development site to the west of the OISE Building.
9. Assess building considerations, site and planning considerations, and campus infrastructure considerations as appropriate.
10. Make recommendations for ways in which OISE can create a healthier study and work environment to help advance health and well-being.

11. Identify reasonable sustainability goals for this project.
12. Identify all secondary effects, including staging of existing site occupants and impact on the delivery of academic programs during construction.
13. Identify all equipment and moveable furnishings necessary to the project and their estimated costs.
14. Identify all data, networking and communications requirements and their related costs.
15. Identify all security, occupational health and safety and accessibility requirements and their related costs.
16. Identify a phasing plan for the project, if required.
17. Develop a milestone schedule and project timeline.
18. Determine a total project cost estimate [TPC] as well as anticipated operating costs.
19. Identify all sources of funding for this project.
20. Interim Report by early 2021 and Final Report estimated by mid-2021.

c) Background Information

i. Land Acknowledgment

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 most recently, the Mississaugas of the Credit River. 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.

ii. History & Context

Ontario Institute for Studies in Education (OISE) was established in 1965 to offer graduate programs, conduct research and disseminate its findings, and to engage in field development activities in education. OISE officially opened at its new home at 252 Bloor Street West in 1970. On December 16, 1994, OISE and Faculty of Education, University of Toronto, including UTS and ICS with its Laboratory School integrated into a new professional faculty of education under the Governing Council of the University of Toronto. As one of the largest and most research-intensive faculties of education in North America, OISE is an integral part of the University of Toronto—Canada’s most dynamic and comprehensive institution of higher learning.

OISE is committed to enhancing the social, economic, political and cultural well-being of individuals and communities locally, nationally and globally through leadership in teaching, research and advocacy. A unique place to work, learn and grow, OISE addresses current and emerging challenges with the scale, academic excellence and collaborative energy that few institutions in the world can claim. A summary of the OISE mission includes:

- Prepare scholars, teachers and other professional leaders to be equipped with the skills and global awareness required by an increasingly challenging and complex society, ready to influence policy and practice in their fields.
- Discover and mobilize knowledge through leading-edge research, pedagogical and technological innovation, creativity, and scholarship-driven local, national and international collaboration.

- Advance lifelong learning through innovative professional development programming and capacity building for educational change.
- Contribute to public policy dialogue regarding key societal issues.

One of the priorities in the Academic Plan 2017-2022 identified six focusing themes to enable excellence in academic program and student experience, and excellence in research and scholarship. The themes are:

- Building our community: Learning and Leading from Within
- Commitment to Indigenization
- Well-being and Mental Health
- Equity, Diversity and Accessibility
- Transformative Innovative Pedagogy and
- Building our Impact, Scholarship, Collaboration, and Internationalization

The creation of the OISE Roof Community Garden & IEN Social and Cultural Practice Space as a community gathering place is key to OISE's commitment to well-being and mental health, to Indigenization and to Equity, Diversity and Inclusion, three of the focusing themes of the 2017 Academic Plan. The intent is to be able to offer outdoor amenity space to staff and students, to increase much needed informal study space for students, to improve community health and sustainability at OISE and create meaningful spaces for Indigenous social and cultural practices.

The OISE Roof Community Garden & IEN Social and Cultural Practice Space is conceived of in three main parts. The OISE Roof Community Garden & Lounge (including interior rooms 5-220 & 5-210), the currently inaccessible East & West Gardens, and the IEN Social and Cultural Practice Space. This project embodies the values and principles established by the OISE communities and demonstrates OISE's and the University's commitment to many important initiatives such as community engagement and well-being, equity, sustainability, accessibility, and indigenization.

The OISE Roof Community Garden & IEN Social and Cultural Practice Space supports the following themes articulated in the 2017-2022 OISE Academic Plan:

Commitment to Well-being & Mental Health

A major need for increased informal study space and community gathering was identified by the OISE Space Planning Advisory Committee. The OISE Roof Community Garden proposes to create dedicated interior student lounge space and a significant exterior informal study space that will be open to the whole OISE community.

Outdoor spaces foster the well-being of our student, staff and faculty members and create much needed respite and lounge space. The green spaces created both by the OISE Roof Community Garden and the inaccessible east and west gardens will provide views to greenery for offices and classrooms on the 5th floor and for all six floors above as well. These include multiple classrooms operated by both LSM and OISE and create a green respite in an area of campus with limited access to green space.

The environmental benefits of green roofs are well documented. The addition of a substantial amount of planting on the currently hardscaped 5th floor roof will significantly reduce storm water run-off, reduce

heat-island effect, and improve urban air quality. Green roofs also create habitats for insects, butterflies and birds and sequester carbon through absorption by plants.

Equity, Diversity and Accessibility

Access to both gardens will be universally accessible with all doors being upgraded to meet current AODA standards, and all hardscaping and seating being appropriately considered to be enjoyed by the OISE community.

In addition to the IEN Social and Cultural Practice Space, Two Row Architect, the Indigenous Design Lead, has contributed to the design and planting selection of all the gardens and the indoor areas to create a holistic design as part of OISE's commitment to Indigenous design and the creation of Indigenous spaces.

Commitment to Indigenization

As identified in the OISE Strategic Plan 2017-2022, an initial objective is to support the Indigenous Education Network (IEN) Social and Cultural Practice Space, that will “create dedicated Indigenous spaces that honour and reflect Indigenous identities and cultures, and are inclusive, comfortable and welcoming for Indigenous students, faculty and staff”. The garden will include a medicine garden, a ceremonial gathering space, and outdoor education space. The garden will foster IEN's work in advancing education research on Indigenous issues and collaborating with campus and community groups to strengthen initiatives related to their mission. The IEN hosts guest speakers, socials, and teachings throughout the year as a way for Indigenous and non-Indigenous students to participate in experiential learning, establish relationships and network. The garden will serve as a tangible demonstration helping OISE learners understand ways to incorporate Indigenous design principles, ceremonial spaces, and community spaces.

Due to the complexity of the project, OISE had engaged the University Design and Engineering team in July 2019 to do a feasibility study to explore building code, preliminary design, structure, mechanical, and construction aspects and more importantly with Indigenous elements. With the successful conclusion of the feasibility study, former Dean Glen Jones announced the initiation of the project at the Faculty Council in 2020. The community has since demonstrated overwhelming enthusiasm and support for the project. This feasibility study formed the basis of the exploration by the current Consultant design team and has informed the proposed design.

d) Consultation Process Summary

The Deans and Chairs established an OISE Space Planning Committee in 2017 to develop processes and establish priorities. The committee is comprised of staff, students, and faculty that worked consultatively to establish a series of aims to guide all future projects at OISE. A top priority identified is student and community space, as well as informal study space. The proposed roof garden will achieve several of these aims:

- Increase multi-purpose, flexible, and cross functional/ units' usage of spaces to increase efficient usage of the spaces and encourage broader collaboration and community building;
- Increase sustainability, accessibility, community health and safety features (balanced with the openness needs) of spaces; and,
- In consultation with Indigenous Elders and members of OISE, incorporate Indigenous elements into the space design

The first Project Planning Committee meeting was held on November 30th, 2020. During this meeting, committee members were introduced to project Terms of Reference as well as the findings of the feasibility study. At this meeting the committee agreed that this exciting project should proceed to the design phase.

The project was restarted with a new consultant team, led by Gow Hastings Architects and Two Row Architect, in September 2021. Consultation engagements were organized between November 2021 and May 2022, to listen, engage, focus and finally review and refine the user requirements. Program, function and precedents were reviewed, towards generating key principal drivers and a concept narrative. These drivers and narrative in turn informed the Schematic Design of the terraces as well as the lounge. The drivers as identified by the Indigenous engagement were:

1. **A Sense of Place:** the space should reflect the natural history, geography and Indigenous relationships with place origins
2. **Ceremony:** the space should support and educate about ceremony of all types, including those that incorporate water and fire
3. **Visual Cultural Representation:** the space should incorporate contemporary visual acknowledgements of diversity of first nations people in the urban context of Toronto
4. **Places to Gather:** the space should provide non-hierarchical spaces to promote togetherness for educational and cultural activities
5. **Sky Haven:** The space should be warm and inviting, relaxed, inclusive, accessible and be able to be experienced by all
6. **Four Seasons:** the space should be designed for community use under all weather conditions
7. **Natural & Real Materials:** the space should be made of materials that relate to the earth and seamlessly return to it
8. **Sky Garden:** the space should weave in naturalized planting areas and sacred medicinal plantings to create a lush natural ecosystem
9. **Accessible Languages:** the space should communicate in various manners and in various languages

The concept narrative was that of creating a Nest, embracing qualities of protection, comfort, embrace, warmth, shelter, emergence, and family. To consider the building as an urban tree in a metropolitan forest, where the terrace is a haven nested above the urban terrain uniting the land and sky while rewilding the concrete landscape. There have been meetings through the design process and implementation phase.

The project underwent two rounds of review through the University's Design Review Committee, in March and May 2022 who reported support for the design approach proposed by the consultant team.

Additionally, the project was presented at the Community Liaison Committee in July 2022 and was again met with widespread support.

e) Governance Path and Timeline

The following is a summary of project approvals:

- Approval of Terms of Reference**
Membership of the Project Planning Committee and the terms of reference for the OISE 5th Floor Roof Terrace was approved at the November 24, 2020 CaPS Executive Committee.
- Approval for Consultant Fees**
An Interim Preliminary Project Report (PPR) and request for expenditure of consultant fees was approved on January 22, 2021 at the CaPS Executive Committee. An additional request for consultant fees was approved on June 29, 2021 at the CaPS Executive Committee to proceed with the selection of consultants. An RFP process was undertaken with the project award to a team led by Gow Hastings Architects and supported by Two Row Architect and FORREC in September 2021.
- Final Project Approval**
The project has since been developed to 80% Construction Documents, at which point a Class A Costing has been produced by the Consultant team. This will inform the request for final project approval through a full governance submission in Cycle 4 in the 2022/2023 academic year.

Please see the schedule section for an overall summary of milestones and anticipated dates.

f) Existing Space

Existing space

OISE currently occupies space at the St. George Campus within three buildings, primarily within the OISE Building at 252 Bloor Street West.

OISE Existing Inventory by Building	Existing Inventory (Nasm)	%
252 Bloor	12,401.63	74.2
371 Bloor	1,401.92	8.4
Dr. Eric Jackman Institute of Child Study	2,915.68	17.4
Total	16,719.23	100.0

The existing fifth floor at 252 Bloor is shared by OISE, Munk School, and LSM Classrooms. The space types are shown in the table below:

Existing Inventory of 5th Floor at OISE Building by Space Category	Munk School of Global Affairs & Public Policy (NASM)	OISE-Continuing Education (NASM)	OISE-Dean's Office (NASM)	OISE-Initial Teacher Education (NASM)	UPD&C-LSM Classroom Inventory (NASM)	Total All (NASM)
1.0 Classroom Facilities						1,063.27
1.2 Non-Tiered Classrooms				86.85	936.3	
1.4 Classroom Service Space			33.57	6.55		
11.0 Non-Library Study & Collaborative Space						
11.2 Informal Study Space				104.4		
4.0 Academic Departmental Offices						405.35
4.1 Faculty Office Single				60.88		
4.2 Research Office/Project Space	100.43					
4.4 Dept Admin and Support Staff Offices		112.18		36.89		
4.5 Office Support Space		77.49	7.02	10.46		
Total NASM	100.43	189.67	40.59	306.03	936.3	1,573.02

The project scope for the interior renovation only includes Room 5-210 and 5-220, with a total NASM of 129.44 sm. Both rooms are occupied by OISE. The current COU category is shown in the table below:

Room #	COU Cat.	Category Description	Room Name	NASM
5210	11.2	Informal Study Space	Student Lounge	42.59
5220	1.2	Non-Tiered Classrooms	Classroom-Flat Floor	86.85
Total				129.44

Summary of current Non-Library Study Spaces at OISE (COU Cat. 11):

COU Category	Subcategory	Dr. Eric Jackman Institute of Child Study	Ontario Institute for Studies in Education	Total NASM
11 Non-Library Space	11.1	167.59	341.13	508.72
	11.2	30.02	422.05	452.07
11 Total		197.61	763.18	960.79

The total space under COU category 11.2 informal study space for OISE in the three buildings on campus is shown below:

Floor Code	Dr. Eric Jackman Institute of Child Study	Ontario Institute for Studies in Education	Total (NASM)
2	30.02	0.88	30.9
3		2.1	2.1
5		104.4	104.4
6		87.09	87.09
7		3.42	3.42
8		24.52	24.52
9		2.94	2.94
10		1.84	1.84
11		2.33	2.33
12		192.53	192.53
Total	30.02	422.05	452.07

Among the above-mentioned informal study spaces, there are four student lounges in the OISE Building:

Floor Code	Room Name	Shared Area
5	Student Lounge	42.59
6	Lounge	84.65
8	Student Lounge	22.84
12	Nexus Lounge	123.9
	Total	273.9

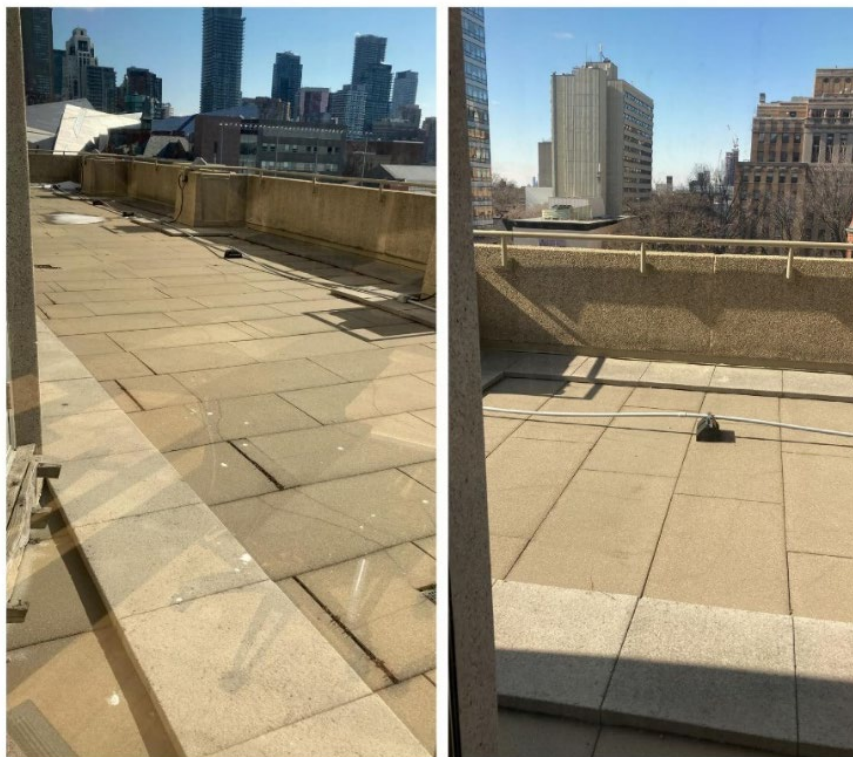
One student lounge is located in the Dr. Eric Jackman Institute of Child Study:

Floor Code	Room Name	Shared Area
2	MA Lounge	30.02

The OISE 5th floor is partially surrounded by existing exterior terrace space on the west, south and east sides of the building with a total area of 1,472m². OISE has advised that the northwest-end of the 5th floor previously housed a cafeteria for the OISE community with access to the largest area of existing exterior roof terrace toward the north end of the roof terrace. When the Cafeteria was removed in the early 2000's, the existing roof terrace was made inaccessible to students and staff.



Views of the existing West Terrace (Source: Gow Hastings Architects)



Views of the existing South Terrace (Source: Gow Hastings Architects)

Please refer to the appendix for a plan of the 4th & 5th Floor and space inventory of the OISE 5th floor.

Occupant Profile

The 5th floor patio was originally occupied by the OISE cafeteria and is remembered as a community building space where people from different units met to catch up. When the Cafeteria moved out of OISE, the roof was sectioned off and was made unavailable for community use. It has always been the intention of the community to resurrect the patio as a roof garden that meets building code requirements and operational requirements for safety. Facilities & Services continues to be supportive of the idea and reinforced that the roof could be used as a potential roof garden.

In 2012, a community consultation was held to design the patio as a roof garden with space designed for community gathering. However, the project was halted shortly before April of 2012 because of an occupancy requirement that required an external stair. The Faculty was not in a financial situation to continue the project at that time.

However, community building, community wellness and efficient use of space were among the important priorities identified throughout the academic planning and the Faculty is now in the position to move ahead with the effective use of the current vacant patio for these priorities.

The 5th floor of the OISE Building currently accommodates research offices of the Munk School of Global Affairs & Public Policy, LSM classrooms, faculty and administrative offices, classrooms and informal study space used by OISE.

Occupant Profile: Indigenous Education Network

The south-end of the 5th floor, which used to be the Dean's office, is now the space for the Indigenous Education Network (IEN). IEN, founded in 1989, is a group of students, seven faculty and community members who provide an Indigenous presence at OISE and seek to establish a forum for ongoing and dynamic discussion, action and change for:

- Supporting students and their study interests in Indigenous education
- Advancing education research on Indigenous issues
- Actively encouraging the development of Indigenous curriculum
- Collaborating with campus and community groups to strengthen initiatives related to our mission

IEN is looking for spaces that could be used to introduce and integrate Indigenous land-based education and cultural elements. The OISE Community is keen on an outdoor class space for teaching, gathering space for community building activities, and a medicine garden for hands-on experiences for students and faculty. The currently underused exterior patio space on the 5th floor is an ideal place to explore and to bring all these important Indigenous elements to OISE.

Occupant Profile: Students

Currently there are 3,000+ graduate students, and 7,500+ continuing & professional learners at OISE, and it is home to a global community of top students, faculty, and researchers with an average 10%-15% of international students.

OISE student projected growth is shown in the table below:

Year	OISE Student FTE*	% Growth
2019-20	3,386	
2020-21	3,500	3.4
2021-22	3,868	10.5
2022-23	4,234	9.5
2023-24	4,461	5.4
2024-25	4,698	5.3
2025-26	4,885	4.0
5 Year Growth	1,385	39.6

*International students included

III. Project Description

a) Vision Statement

The creation of the Ontario Institute for Studies in Education (OISE) Roof Community Garden & IEN Social and Cultural Practice Space as a community gathering place is key to OISE’s commitment to well-being and mental health, commitment to Indigenization and to Equity Diversity and Inclusion, three of the focusing themes of the 2017 Academic Plan. The intent is to be able to offer outdoor amenity space to staff and students: to increase much needed informal study space for students, to improve community health and sustainability throughout our building, and create meaningful spaces for Indigenous social and cultural practices.

The primary goal is to create a healthy working and teaching environment both indoors and outdoors to contribute to OISE community well-being. The project will reflect the values of OISE with an emphasis on inclusiveness, understanding, and accommodating the needs of all users through its approach to accessibility.

b) Statement of Academic Plan

Indigenization, community building and wellness, and effective usage of space are among the priorities indicated in OISE Academic Plan (2017-2022).

OISE identified a core priority in the OISE academic plan to develop a “space utilization plan that optimizes the efficient use of space and emphasizes community building, security and safety, accessibility, environmental sustainability and respect for cultural diversity”.

For reference, the OISE Academic Plan 2017-2022 document can be found here:

<https://www.oise.utoronto.ca/oise/UserFiles/File/2017-Academic-Plan.pdf>

Both the interior renovation and exterior work of the project will be guided by the core space design principles for space planning at OISE—developed by the OISE senior leadership team:

1. Reflect the values and mission of OISE
2. Reflect and facilitate current and future academic and community needs
3. Contribute positively to the faculty, student and staff experience at OISE
4. Facilitate community building
5. Incorporate Indigenous land acknowledgement and design elements
6. Design for accessibility and sustainability
7. Create a safe and secure environment for the community
8. Incorporate technology for innovation and collaboration
9. Increase efficiency and effectiveness of space usage
10. Enhance wayfinding and identity branding

c) Space Requirements, Space Program and Functional Plan

Space Requirements

OISE is expecting a steady growth of the student body in the next five years and there is a deficiency of lounge and study space in the OISE Building. The renovation of the OISE lounge seeks to find efficiencies within the OISE Building to accommodate additional occupants and provide more lounge and study space. Although the creation of the roof gardens on the 5th floor does not contribute to the space program in terms of net square meters based on the COU benchmark due to their exterior nature, the OISE Roof Community Garden together with the IEN Garden offers additional outdoor gathering space and will help alleviate this deficiency.

The space analysis for the OISE Lounge Renovation was generated using the most recently published Council of Ontario Universities (COU) Building Blocks space formula, 2019-2020. The COU space formulas are used to generate benchmark requirement to determine space requirements, based on Full Time Equivalent (FTE) and space factors (NASM) defined for each space type. Input measures, defined by COU are used by all Ontario postsecondary institutions for this purpose.

Non-Library Study Space (COU Cat. 11) of OISE Space by building:

Building Name	Existing Student FTE	COU Input Nasm	Generated Space "G" Nasm	Existing Inventory "I" Nasm	% I/G
OISE Building	3,721.4	0.4	1,488.56	763.18	51%
371 Floor	75.6	0.4	30.24	0	0%
Dr. Eric Jackman Institute of Child Study	65	0.4	26	197.61	760%
Total	3,862	0.4	1,544.8	960.79	62.2%

With the expansion of the OISE lounge on the 5th Floor of the OISE Building, the Non-Library Study Space Area will be increased by 92.41 nasm, and the existing inventory ("I") under COU Cat. 11 will be increased to 1,053.2 nasm, and % I/G will increase to 68.2%, compared to the table above. With a steady growth of OISE students in the next five years, there will be considerable demand for non-library study space in years to come. This project will help accommodate the anticipated growth and allow for special improvements within the existing footprint of the OISE Building.

Space Program

The proposed 5th floor roof garden consists of three main parts: the OISE Roof Garden & Lounge (including Rooms 5-210 and 5-220), the East & West Gardens accessible for maintenance only, and the IEN Social and Cultural Practice Space. The intent is to be able to offer outdoor amenity space to staff and students. Rooms 5-210 and 5-220 are intended to be renovated to incorporate an enlarged 5th floor lounge for student study and gathering. This lounge space will provide access to the Public Roof Garden and exiting from the roof garden to the interior exit stairs. The public roof garden is to be used for informal study & meeting, lounge, community gathering and events from May to October only. In order to develop the Public Roof Garden and to accommodate the proposed new occupant load, an interior exit stair must be extended from the 4th floor to the 5th floor.

Project Areas	Square meters
The OISE Roof Community Garden	565
IEN Social and Cultural Practice Space	250
East and West Green Roof Garden	400
Storage Area	45
Mechanical Service Area	100
Roof Terrace Total	1,360
New Interior OISE Lounge	108
Stair Extension	16
Total Area (Interior and Exterior)	1,484

Space Program Elements

The OISE Roof Community Garden

Located on the northwest end of 5th floor, the proposed OISE Roof Community Garden will provide community gathering space with sustainability, accessibility and safety features, as well as a mixture of amenities including green spaces. With an area of 565 sm, it occupies the largest section of the existing west terrace. The proposed design provides an immersive landscaped environment with lush year-round planting, bench seating, a variety of shaded areas as well as casual table seating and additional flexible seasonal seating. This roof garden area is intended to be used seasonally, from May to October. The Roof Community Garden is accessed through the new lounge area. A cedar-clad storage enclosure is proposed to store any seasonal furniture and equipment. The occupied portions of the roof terrace are wrapped in an 8' tall cable wire screen to preserve and enjoy the views of the campus and city. The west side of the screen integrates vine planting to future development to help mitigate the stronger westerly winds while providing a further sense of landscaped enclosure. The extension of the stair up to the 5th floor provides an opportunity for a covered multifunctional space carefully articulated the language of the various design elements proposed. The forms are conceived in a clear contemporary style that plays off the natural materials and hues of the proposed landscape design and brings in softer edges to complement the sharper defined edges of the brutalist expression of the existing building.



OISE Community Roof Garden (West Terrace) looking North (Source: Gow Hastings Architects)



OISE Community Roof Garden (West Terrace) looking South (Source: Gow Hastings Architects)

IEN Social and Cultural Practice Space

Adjacent to suite 5-180, where the Indigenous Education Network (IEN) is currently located, the south end of 5th floor is now home to the OISE Indigenous Roof Garden, which will have a medicine garden that is expected to serve as a didactic tool for Indigenous student, faculty and staff use, teaching and gathering spaces and storage. The outdoor garden is proposed to include a ceremonial gathering space, a fire pit area, a teaching “mound”, an area with feature seating and a lookout point. The IEN Roof Garden has been designed to be fully accessible, thus requiring a new barrier free exterior access door with an automatic door opener (ADO) and ramp from the IEN suite. It is intended that the Indigenous Roof Garden would be used throughout the year; provisions for snow melting and patio heaters have been included. Similar to the OISE Community Garden, the IEN Roof Garden is also wrapped in an 8’ screen. In this particular instance, given its visibility from Bloor Street West, the screen presents an opportunity for a contemporary expression of Indigenous palisade enclosures that bring colour and vibrancy while providing practical barriers to wind and sun.



IEN Social & Cultural Practice Space (South Terrace) looking East (Source: Gow Hastings Architects)



IEN Social & Cultural Practice Space (South Terrace) looking West (Source: Gow Hastings Architects)

East and West Green Roof Garden

A green roof space, accessible for maintenance only, these areas provide pleasurable views from the west and east wing offices/classrooms. These roof garden areas are separated from the OISE Community and IEN Roof Gardens to restrict access to maintenance staff only.

The OISE Lounge:

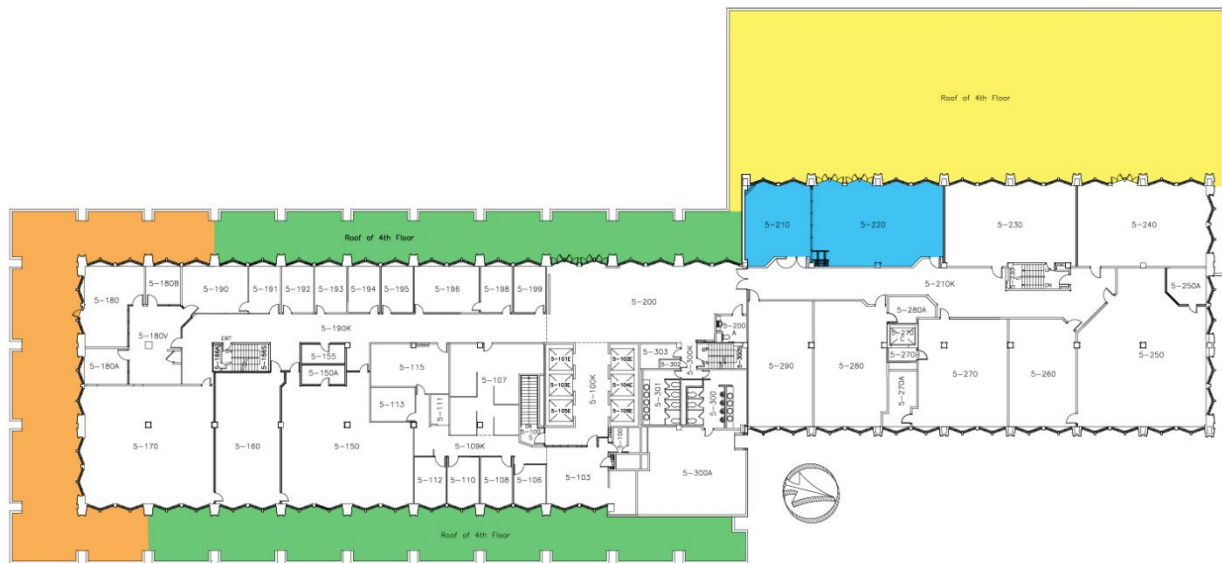
Existing rooms 5-210 and 5-220 are being combined into one room as the proposed OISE Lounge intended to serve as an entrance and natural connection to the OISE Community Roof Garden. The OISE Lounge accommodates a range of activities and provides connection and openness for special events. The Lounge features a servery, flexible seating arrangements to accommodate different work styles, and a casual lounge with visibility and transparency from the corridor and out to the OISE Roof Community Garden.



View of OISE Lounge (Source: Gow Hastings Architects)

Functional Plan

d) Building Considerations & Sustainability



Proposed Roof Terraces on the 5th Floor: OISE Roof Community Garden (yellow), IEN Social and Cultural Practice Space (orange), OISE Lounge (blue), East and West Roof Garden (green). Detailed design plans can be found in the Appendix.

Standards of construction

The project's design and construction are to adhere to the University of Toronto's Facilities & Services Design Standards. Details can be found at:

http://www.fs.utoronto.ca/standards_and_policies/design.htm

Standards of construction will apply primarily to the interior, apart from the potential outdoor terrace. Finishes should be durable, easily maintained and of mid-range quality. Special attention should be paid to the properties of material choices and their impact on the environment specifically regarding potential off-gassing and influence on air quality. Finishes and natural elements should be introduced and selected for their ability to promote health and wellness.

Building Characteristics and Massing

The 1968 record drawings (for the original Swiss Granada building located at 252 Bloor) indicates a floor-to-floor height of 12 feet on the fifth floor. The OISE lounge renovation looks to maximize ceiling heights while providing new acoustical treatments appropriate for mitigating sound. The overall height of

the OISE building is 47.625 m (156.25 ft), 12 floors in total above ground, and the 5th floor roof terrace is at a height of 18.36 m (60.25 ft) above grade. The area of the fifth-floor roof terrace is 1,472 m². The existing roof terrace area is walkable, covered with concrete pavers and has an existing concrete guardrail that is 950 mm high (OBC requirement is 1050 mm). The proposed revisions provide enhanced guards integrated into the design and ensure roof garden accessibility to accommodate outdoor activities and provide pleasurable views.

Elevators

The 5th floor of the OISE building is currently served by six passenger elevators. No additional elevators are required as part of this renovation.

Sustainable Design and Energy Conservation

The University of Toronto has a long commitment to environmental sustainability across the academic and administrative operations of this institution. The University has been guided by an Environmental Protection Policy since 1994. In addition, U of T has joined the University Climate Change Coalition (UC3); a group of 13 leading research universities in North America committed in reducing greenhouse gas (GHG) emissions on their own campuses and in their communities. In doing so, the University has set a goal to reduce GHG emissions by 37 percent from 1990 levels by the year 2030.

The renovation of existing buildings plays a critical part in UofT's plan to achieve the established 2030 GHG emission reduction target. As such, all renovation projects at UofT are expected to strive towards energy and water efficiency and sustainability; however, the opportunity for GHG emission reduction varies as projects range in scope.

The OISE 5th Roof Terrace Project is considered to be a Minor Renovation which is not anticipated to meaningfully impact the energy use of the existing building. The project will enhance the sustainable performance by reducing heat island effects, controlling storm water runoff, improving urban air quality, and creating biological habitats.

Sustainable strategies considered during the design phase included:

- Green roofs (to improve rainwater absorption, mitigate local heat island effect, decrease the building's solar heat gain, and to increase the available habitat and help offset the impact of habitat loss associated with the new building).
- Low maintenance native plantings, where possible.
- Roof areas suited to the incorporation of solar thermal water collectors and photovoltaic collectors if opportunities for such installations become available.
- Optimal energy efficiency for reduced operating cost and emissions:
 - Energy efficient lighting and controls, coordinated with natural light where appropriate,
 - Energy efficient equipment and fixtures where applicable,
 - Flexible building automation systems (with occupancy/occupant load sensors to moderate HVAC and lighting levels)

- Durable, local materials with renewable and/or recycled content.

The project intends to create a healthier study and work environment geared to advance well-being amongst students, visitors and staff. To achieve this, the OISE Roof Community Garden proposes to create dedicated interior student lounge space and a significant exterior informal study space that will be open to the whole OISE community.

Outdoor spaces foster the well-being of student, staff and faculty members and create much needed respite and lounge space. The green spaces created both by the OISE Roof Community Garden and the east and west gardens will provide visual and physical access to green space for offices and classrooms on the 5th floor as well as visually for the six floors above. The floor features multiple classrooms belonging to both LSM and OISE and aspires to deliver a much-needed area of respite in an area of campus with limited access to green space.

A Project Charter (attached) was created at the onset of the Implementation (Design) Stage, including the following proposed measures: Increased daylighting measures, where applicable, in this case the Lounge. Reduced connected interior lighting power density and the installation of occupancy sensors and daylight-responsive controls in the interior spaces.

Accessibility

The design of the project will provide meaningful universal access for persons with disabilities. To design for inclusiveness the concept of universal design must be applied to achieve the goal of removing barriers for students, staff, faculty and visitors with disabilities from fully participating in the environment without the need for modification, where possible.

Full access to the OISE Roof Community Garden and IEN Social and Cultural Practice Space will be required with all doors being upgraded to meet current AODA standards, and all hardscaping and seating being appropriately considered to be enjoyed by the whole community.

The University is committed to providing equitable access to all of the building's facilities. Inclusivity is a primary goal of this project. All occupants of OISE should be able to readily enter the space without hindrance or encumbrance. Everyone must be able to access the services provided with dignity, independence, and equal opportunity. This includes, but is not limited to, barrier free access to public roofs, seating areas, entries, etc.

For additional information contact the University of Toronto's AODA Office:
<http://aoda.hrandequity.utoronto.ca/>

Personal safety and security

The design will henceforth allow students, faculty, staff and visitors' access as required and as allowed, safely and easily.

Rooftop designed screen enclosures exceed the minimum requirements for guard height as provided by the Ontario Building Code (OBC) and are well-integrated into the roof garden design, while retaining the preservation of views from the roof space.

A detailed security strategy will be developed for the renovated lounge, and roof terrace screens supported by the proposed design to ensure that accessibility, security and functional objectives are all met simultaneously. Access and hours will be enforced by security guards once access hours are agreed upon.

Signage, donor recognition

This project will provide necessary signage and wayfinding associated with the 5th floor roof garden. Interior signage includes not only those signs mandated by the Ontario Building Code but also departmental identifications, room names and numbers, room schedules (as required) and wayfinding.

UofT has specifications and standards for signage that the design team will be required to implement for this project. Donor recognition signage will be subject to the University of Toronto Design Review Committee review if required.

Both OISE Advancement and IEN are working on possible donor opportunities for the gardens. None confirmed as of yet, nor does the funding rely on it at this time.

Non-assignable space

Included in the building project are non-assignable elements that are not specifically described in the Space Program.

Non-assignable spaces in this project include:

- Exterior exit stair from 4th floor to the 5th floor and corresponding access Corridor
- Corridor to new stair on 5th floor

HVAC

The existing constant volume system is served by Supply Unit #13 with zone reheat and bypass terminal control units. Perimeter areas near the exterior walls are served by existing VAV (Variable Air Volume) boxes to floor diffusers. All existing pneumatic thermostats have been revised to Cypress wireless pneumatic thermostats. The existing building has its own Chillers for Chilled Water and Boilers for Heating Water.

The following measures have been proposed by the design team:

- A new air curtain is proposed at the main entrance of public roof garden.

- Existing HVAC roof units interfering with the egress route will be relocated nearby within the screened mechanical area on the same roof.
- A new gas service is proposed for the gas-fired fire pit.
- HVAC systems for OISE lounge are being reworked; existing VAV boxes to be replaced with new c/w new DDC controller and new hydronic heating coil.

Plumbing

There are two pressure zones for the domestic cold water. Domestic cold-water service for 4th floor (low pressure domestic cold water) and below is from city pressure and 5th floor and above is with booster pumps (high pressure domestic cold water).

The following have been proposed for the project by the design team:

- A new domestic cold-water service will tie into the high pressure domestic cold-water line but will distribute in the 4th floor ceiling below to feed the following service: new irrigation for Green Roof Gardens and other plants on roof and new domestic cold/hot water and sanitary vent pipes will be provided and tie into existing services in 5th floor washroom for new kitchen sink.
- New sanitary drainpipe will be provided and tie into existing services in 4th floor washroom for new kitchen sink in the OISE Lounge

Fire Protection

The existing building is sprinklered on the basement floors only and has fire hose cabinets and fire extinguishers throughout the building. New outdoor rated Fire Extinguishers are to be provided and spaced 25m apart on roof.

Storm drainage

Currently the roof drains are below the patio stones that fully cover the 5th floor roof with no existing scupper drains. Existing roof drains are being replaced with new green roof drains.

Electrical and Data

The OISE Building has an existing 5000A, 416V, 3-phase main fused switchboard located in 2nd basement main electrical room and feeding all electrical loads in the building. A 3000A busduct is running from main switchboard to all floors and branched into submain fused panels, located in the electrical room on each floor. The sub-main panels are currently feeding receptacles and lighting loads in each floor. Existing receptacle and lighting panels on fifth floor are currently located near each existing stair shafts and close to existing kitchen area. Existing lighting panel and disconnect switch in room #5-303 (currently not in use), will be removed to provide more space for new electrical equipment.

The following have been proposed for the project by the design team:

- New power distribution is subject to design of approx. 121kW for new snow melting system, Lighting, power outlets and AV Rack
- The existing distribution panel PP-5 will be replaced with new distribution panel subject to F&S request
- Existing panel RP-5RC will be replaced with New 42 CCT panel subject to F&S request and to feed new patio/lounge loads
- New power provisions will be provided for air curtains, as per mechanical design.
- New Power along with new panels and controllers will be provided for Snow melting system located in a new closet off the corridor
- Final decision to achieve emergency lighting requirements is subject to design confirmation on the availability of sufficient power in existing emergency distribution system to feed approximately 1kW emergency lighting loads.
- New data outlets will be required for both indoor OISE Lounge and Roof Gardens.

Environmental Health and Safety

The Hazardous Construction Materials Group and Environmental Health & Safety (EHS) at the University of Toronto are the primary groups consulted during a building construction project to investigate and identify (1) Designated Substances and (2) other site-specific hazardous materials present within the project area as per appropriate regulations and the Ontario Occupational Health and Safety Act (OHSA).

A Designated Substances Survey Report (DSSR) is currently being prepared.

e) Site Considerations

Site context

The OISE Building is located directly above the St. George subway station, on the north side of Bloor Street, South of Prince Arthur Ave at 252 Bloor Street West.

To the south-east of OISE Building is the Factor-Inwentash Faculty of Social Work at the north-west corner of Bloor and Bedford Rd. Bloor-Bedford Parkette sits in between the two buildings. Fronting St. George and Prince Arthur Streets to the west is the Royal Canadian Yacht Club (RCYC) with a surface parking lot accessed from Prince Arthur directly between RCYC and OISE. This UofT-owned parking lot has been identified as a future potential UofT development site. The proposed OISE 5th floor roof terrace project does not impact the existing structures from the 5th floor roof terrace and existing path of egress to the street. The project also includes consideration of future development associated with the site to the west and OISE acknowledges that any such development may impact the future use of the roof terrace.



5th Floor Plan showing Scope of Roof Terrace

On 64 Prince Arthur Ave, a 19-storey residential building development application was submitted in 2017. The decision on this application has been appealed to the Ontario Municipal Board (OMB). A redesigned submission was put forth in January 2020. Project is still in pre-construction.

On 145 St. George, a 29-storey residential building development application was submitted in 2021. Project is still in pre-construction.

Upcoming development sites in the neighbourhood are shown in the image below:



Future Development site in the neighbourhood

Master Plan

The project site is outside of the St George Campus Secondary Plan Area. 252 Bloor was not identified as a development site in the 2011 St George Campus Master Plan.

Zoning regulations

The site is governed by the City of Toronto Zoning Bylaw 569-2013, which has an approved zoning of CR3.0 (c2.0, r2.5) SS2 (x2482), a maximum height of 24m.

The maximum lawfully permitted height (24m) exceeds the width of the right-of-way of Prince Arthur Ave which is 20.1m. According to the Zoning Bylaw-Setbacks Exception CR 2482:

In a Commercial Residential zone, where the maximum lawfully permitted height exceeds the width of the right-of-way of the street it abuts then:

(ii) the rear yard setback requirements of regulation 40.10.40.70(2)(B) do not apply

No Zoning by-law amendments are required to implement the project. Similarly, since there is no impact to the site at grade, there is no Site Plan Approval required. The project has been submitted for Building Permit review in December 2022.

Environmental Issues, Regional Conservation, Ministry of the Environment

There are no environmental issues anticipated for this project.

Site Access

Access to the West Garden is through the Lounge (5-210, 5-220) which is also part of the scope of work. Access to the South Garden is through the IEN (5-180). Construction access is to be determined by the General Contractor through engagement with the University. Access and egress to and from the building are to be maintained throughout construction.

Heritage Status

252 Bloor Street West is not listed as a heritage property with the City of Toronto Heritage Register.

Heritage Context

Located on the same block, a parking lot away on the west, G. Gooderham House (135 St. George St.), now known as the York Club was identified as a designated heritage property in 1980 with the City of Toronto heritage register. The Fence of Thos. G. Blackstock on 141 St George St is a listed heritage property.

On the east of Bedford Road, on both sides of Prince Arthur Ave, is the designated East Annex Heritage Conservation District (By-Law Passed on July 26, 1994), which includes a group of single-family houses.

Site servicing; existing and proposed

Long-term servicing of the OISE Building is not anticipated to change as a result of this project; servicing during construction, however, will have to be reviewed with the successful GC proponent once a detailed construction plan is developed.

Hazardous Materials Disposal

Designated substances and hazardous materials and their abatement are to be coordinated with the appropriate University groups. Please refer to the Environmental Health and Safety section for additional information.

Adjacent Projects

- The OISE hydro vault and electrical room (in the sub-basement) project is targeting completion spring 2023.
- Caulking of existing pre-cast panels is an on-going project. South tower is targeting completion summer of 2023. On-going interior renovations, but none currently on the fifth floor.

f) Campus Infrastructure Considerations

Utilities (electrical capacity, water, gas, steam lines)

No utility impacts or utility considerations at this time.

Sewer and storm water management

The addition of a substantial amount of planting on the current hardscaped 5th floor may reduce storm water run-off.

Bicycle parking

There are no anticipated impacts to bicycle parking on this site.

Vehicle parking:

There are no anticipated impacts to vehicle parking on site.

g) Phasing

The roof garden construction is expected to be completed in one construction phase to meet scheduling targets.

h) Secondary Effects

Occupants will need to make use of OISE's existing 4th and 5th floor space during construction. It is understood that workers will require access to 5th floor roof terrace and parts of the 5th floor ceiling during construction to complete their work, however disruptions and noise should be mitigated as much as possible.

- Loss of informal study space during construction:

Student lounge in room 5-210 and lounge/meeting in room 5-220 will not be available to use for the duration of construction; a new student lounge space on Level 3 is being readied and made available before the start of construction.

- Coordination with Rotman Commerce to reposition HVAC roof units interfering with the exit stair access and exit doors.
- 4th Floor Impacts:

The vertical extension of the egress stair to the Roof Terrace will affect two spaces on the 4th floor: Prayer Room (Rm 4409) and an LSM Classroom (4410). The costs for these 4th floor adjustments are included in the scope of work for this project.

The Prayer Room (currently 14.29 nasm) is being relocated to the resized 4410. During construction, the Prayer Room will be temporarily accommodated elsewhere in the building within OISE's space inventory.

Additionally, OISE is to negotiate a replacement classroom for 4410 (36 capacity, 84.51 nasm) with LSM from OISE's own inventory of space within the building. The classroom swap will go through the CaPS process for approval. The approved replacement plan must be in place before the start of construction.

i) Schedule

The proposed schedule for the project is as follows:

- Terms of Reference (Cycle 3 2020-2021) November 24, 2020
- Request for consultant fees (Cycle 6 2020-2021) June 29, 2021
- Contract Award September 30, 2021
- Design October 2021 – January 2023
- Building Permit December 2022 – April 2023
- Full governance (Cycle 4 2022-23) January – March 2023
- Tender April 2023
- Construction start May 2023
- Full operational occupancy July 2024

This schedule assumes all municipal approvals may be achieved within the timelines.

IV. Resource Implications

a) Total Project Cost Estimate

The total estimated cost for the project includes estimates or allowances for:

- Construction costs
- Contingencies
- Taxes
- Designated substances removal
- Secondary effects: 4th floor stairwell, stair extension, classroom reduction in scope; replacement classroom excluded.
- Permits and insurance
- Professional fees, architect, engineer, misc. consultants, project management
- Legal
- AV, Wi-Fi
- Ceremonies
- Moving and staging, decommissioning of spaces
- Furniture and equipment
- Miscellaneous costs [interior signage, security, other]

b) Operating Costs

The current occupancy cost for OISE Building (252 Bloor Street West) for 2020-21 is \$303/nasm and covers caretaking, building maintenance, utilities and there will be no change due to this project.

It is anticipated that the roof garden will cost approximately \$15,000 to maintain per year for low maintenance plants. A third-party maintenance contract will be created to maintain the roof garden on an on-going basis. Operating expenses will be funded through the OISE Operating Fund.

c) Other Related Costs

None anticipated at this time.

d) Funding Sources

The project will be funded by the OISE Divisional Infrastructure fund.

V. APPENDICES:

1. Existing Space Inventory for the 5th Floor
2. Existing 4th Floor Plan of OISE Building
3. Existing 5th Floor Plan of OISE Building
4. Project Charter (80% Construction Documents)
5. Design Drawings & Renderings
6. Total Project Cost Estimate (on request to limited distribution)