

FOR RECOMMENDATION

PUBLIC

OPEN SESSION

TO: Planning & Budget Committee

SPONSOR: Ron Saporta, Acting Vice President, Operations and Real Estate Partnerships

CONTACT INFO: 416-978-5098, ron.saporta@utoronto.ca

PRESENTER:

CONTACT INFO: See Sponsor

DATE: April 26, 2023 for May 03, 2023

AGENDA ITEM: 4

ITEM IDENTIFICATION:

Capital Project: *Report of the Project Planning Committee for Innis College Renovation & Addition - Total Project Cost and Sources of Funding*

JURISDICTIONAL INFORMATION:

Pursuant to section 4.2.3. of the Planning and Budget Committee's terms of Reference, "...the Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (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)] The Policy further states that "any financing will be approved by the Business Board". [Section 3(c)][Section 3(c)]

GOVERNANCE PATH:

A. Project Planning Report, Total Project Cost, and Sources of Funding

1. **Planning & Budget [for recommendation] (May 03, 2023)**
2. Academic Board [for approval] (May 25, 2023)
3. Executive Committee [for endorsement and forwarding] (June 15, 2023)
4. Business Board [for approval, financing] (June 20, 2023)
5. Governing Council [for approval] (June 27, 2023)

B. Execution of the Project:

1. Business Board [for approval] (June 20, 2023)

PREVIOUS ACTION TAKEN:

At the November 25, 2016 meeting, the CaPS Executive Committee (“CaPS Executive”) approved the Terms of Reference proposing that a Project Planning Committee be struck to proceed with the planning of the Renewal and Expansion of Innis College.

On August 28, 2017, CaPS Exec approved the resultant draft report and application for consultant fees, to engage consultants to prepare a feasibility study and fundraising materials which was awarded to Montgomery Sisam Architects as the prime consultant.

After a successful feasibility study, on October 5, 2018, CaPS Executive approved fees for the initial design consultation to the end of Design Development, Preliminary Planning Review and Site Plan Control application to the City of Toronto. This contract was awarded to Montgomery Sisam Architects as the prime consultant in April 2018.

On August 18, 2022, CaPS Executive approved additional Consultant and CM Preconstruction Services for the required Design Development rework, Construction Documents through to the Tender Phase. The CM Preconstruction Services contract was awarded to Urbacon in January 2023.

HIGHLIGHTS:

After a decade of itinerant existence, Innis College established itself in a permanent location at the corner of St. George Street and Sussex Avenue in 1974. The College building, designed to serve a student population of 800 and a clutch of fledgling academic programs, now finds itself the home for over 2,200 Innis students and three programs that draw thousands of students from across the Faculty of Arts & Science and beyond to their courses. The current space envelope of the College building can no longer meet the needs of the community it was built to serve. This project aims to remedy that situation.

Space inadequacies define every facet of the College: students are ill-served by limited and peripheral study, meeting, and lounge space, including a small room with capacity for 15 that advertises itself optimistically as a Commuter Lounge (for a College commuter population in excess of 1,600); the College’s numerous student organizations and clubs have been forced to share a single office, rendering even the scheduling of meetings or the execution of basic tasks a logistical chore; valued student services are dispersed throughout the building and spill over into the Innis Residence; the faculty and staff complement so far exceeds what the College building can provide that a suite of residence rooms has been converted to accommodate the overflow; the rapidly changing technological needs of the Cinema Studies Institute have not translated into classrooms properly outfitted for new media instruction; the current Library is a largely inaccessible space distributed over three levels, a configuration that compromises efforts to provide student study areas or integrated learning resources; and the widely used Innis Café strives to serve a growing clientele in cramped quarters.

Previous external reviews and consultation with the Innis community have resulted in near-identical findings: the College is in the midst of a space crisis, one that can only be alleviated by the construction

of a new building that addresses in a planned fashion the major deficiencies of the 1974 College building. After a series of Town Hall consultations in the early months of 2016, a Project Planning Committee was struck and met throughout the 2016-17 academic year. Members from the Innis College community, the Faculty of Arts and Science, and the University worked together to determine the direction of the proposed project. In the Fall of 2017 Montgomery Sisam Architects and sub-consultants were retained to prepare a feasibility study, concept design, and costing as a detailed exploration of the analysis and test-fit plans identified by University Planning (UP) for the expansion and renewal project. The detailed study reaffirmed that the outlined approach is appropriate for the site, addresses the space needs of the College in a relatively efficient way, and is sensitive to its context.

With an expansion located where the current west wing of the College stands, this project would be able to offer:

1. Extensive and dedicated work, study, meeting, and lounge spaces for the entirety of the Innis College student population. Creating flow between an expanded food servery and informal student space as a centerpiece of the new build on its main floor would make the College a more inviting place to spend time, especially for commuter students.
2. Relocation of the Library from its current location on the second floor of the east wing would liberate it from the design constraints imposed by its multi-level configuration and allow the incorporation of a range of student services, most pertinently the Writing Centre and the Office of Student Life, transforming the Library into a vibrant hub of student learning resources and services, a combined Library and Study Centre, all provided in a single space on the expansion's second floor.
3. Expanded and appropriately generous non-library student space and a new Commuter Lounge; this includes planned non-library informal student space outside classrooms, along the Link, kitchenettes on second and third levels, and a roof-level Lounge adjoining the new Roof Terrace.
4. A reworking of the West Atrium ground plane to provide a barrier-free and universally accessible entrance to the building off Sussex Avenue. A new elevator in the West Wing, together with the direct tie-in into both the East Wing and each above-grade level of the Victorian house form further improves the accessibility throughout the complex.

Beyond the obvious benefits that the expansion would provide both in terms of expanded student space, and spaces dedicated to program needs, this project allows for a rethinking of the function of key areas connected to the West Wing, including the West Sussex Avenue entrance, bpNichol Lane (which flanks the expansion on its west side), and the Innis Green. The expansion would also provide the opportunity to replace the deficient systems and infrastructure that plague the current West Wing of the College in the house-form building, themselves by-products of age and outmoded design decisions. The renewal and expansion project itself is anticipated to create a net increase in area of 889 nasm on site, including Innis College, Learning Space Management (LSM) classrooms, and Spaces & Experiences (Innis Café) space.

The intent is to create a new set of functional, inviting, and flexible spaces, to serve the needs of the current Innis community with an eye to future growth and changing uses. The accessible, light-filled

addition will achieve high sustainability standards and sensitively respond to and engage the Huron-Sussex neighbourhood to the west. The Innis community has prided itself on its innovative and inclusive spirit for more than 50 years, and deserves nothing less than a College environment that not only meets its needs but also reflects its vitality.

The final design proposes a contextually appropriate, sensitive infill strategy for the expansion of Innis College in keeping with the existing building fabric. The design is intended to improve the relationship with bpNichol Lane while enhancing the pedestrian network across the site and transforming the existing open space into a true courtyard typology complemented by a rooftop terrace. The renovation preserves the qualities of the original College, including the interface with the Victorian house component, rather than serving as an icon in its own right, and will substantially expand the College's capacity for student engagement, academic delivery, and community involvement.

The addition will greatly improve the student amenity space and accessibility for the College, including: an array of new study areas; a student learning centre, containing the College library, student services, and writing centre; relocation and centralization of Student Life offices; an expanded multipurpose café; provision for new Learning Space Management classroom spaces; and a much-needed expanded Commuter Lounge. The new classrooms are conceived to address the pedagogical requirements of the College's programs—Urban Studies, Writing & Rhetoric—and the Cinema Studies Institute, which is academically and administratively linked to Innis College.

The original space program for the newly constructed and renovated areas anticipated 1,534 net-assignable square meters (nasm), but the space program based on the capacity of the concept design resulted in 1,918 nasm. Since then, the project has been reduced in scope to mitigate escalation market pricing through and since COVID-19. This resulted in a reduction of the area to 1,030 nasm. The reduction of scope took into account through a focus on student-centred spaces as well as building as much of the addition as possible. The bulk of the reduction was therefore focused on the Phase 2 renovations, which have been deferred to a later project. Due to budget constraints, the new LSM-operated classrooms are being shelved and will be fit out as part of a future project outside of the scope of work described here. Other significant reductions in scope were the removal of the basement space program in the new wing, and exterior grading work along St. George to provide a barrier-free entrance from the East. Instead, the West Entrance will serve as the barrier-free entrance, through the rework of the grading and the inclusion of ramps within the renewed West Atrium.

After careful review of the program needs of the College and the area available for the expansion, the scope of the renovation and the addition project is defined as follows:

- The revised space program for the renovation and addition is 1,030 nasm;
- The construction of the new West Wing addition adds an estimated 2,328 gsm, including with the renovation through existing use change of 203 gsm within the Victorian house-form building, the tie-in into the East Wing, and the renewed West Atrium.

The existing Innis College building totals 1,734 nasm in area. There will be 77 nasm vacated on site through the demolition of the rear of the Victorian house-form. The space program of 1,030 nasm is to be distributed within the areas renovated or newly constructed during the project. After all work is

complete, the building complex is estimated to provide 2,622 nasm distributed within 5,386 gsm, at a gross-to-nasm ratio of approximately 2.0 to accommodate appropriate crush space.

Schedule

The proposed schedule for the project is as follows:

- Terms of Reference November 25, 2016 (Cycle 3 2016-2017)
- Request for Feasibility Study Consultant fees August 28, 2017 (Cycle 1 2017-2018)
- Request for Implementation Consultant fees October 5, 2018 (Cycle 2 2018-2019)
- Contract Award April 2019
- Design April 2019 – November 2022
- Request for Additional Consultant fees August 18, 2022 (Cycle 1 2022-2023)
- Building Permit April 2023 – June 2023
- Full governance April – June 2023 (Cycle 6 2022-23)
- Sequential Tenders & Awards May – July 2023
- Construction start July 2023
- Substantial Completion July 2025

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

FINANCIAL IMPLICATIONS:

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

RECOMMENDATIONS:

Be It Recommended:

THAT the project scope of the Innis College Renovation & Addition as identified in the *Report of the Project Planning Committee for University of Toronto Innis College Renovation & Addition*, dated March 28, 2023, be approved in principle; and,

THAT the project totaling 1,030 net assignable square metres (nasm) (2,328 gross square metres (gsm)), be approved in principle, to be funded by the Faculty of Arts & Science, Innis College and the Provost through a combination of Divisional & Operating Reserves, Student Levy, Donations and Financing.

DOCUMENTATION PROVIDED:

- *Report of the Project Planning Committee for Innis College Renovation & Addition*, dated March 28, 2023

Report of the Project Planning Committee for
University of Toronto
Innis College Renovation & Addition

March 28, 2023

University Planning – University Planning, Design and Construction

I. Executive Summary

After a decade of itinerant existence, Innis College established itself in a permanent location at the corner of St. George Street and Sussex Avenue in 1974. The College building, designed to serve a student population of 800 and a clutch of fledgling academic programs, now finds itself the home for over 2,200 Innis students and three programs that draw thousands of students from across the Faculty of Arts & Science and beyond to their courses. Clearly, the current space envelope of the College building can no longer meet the needs of the community it was built to serve. This project aims to remedy that situation.

Space inadequacies define every facet of the College: students are ill-served by limited and peripheral study, meeting, and lounge space, including a small room with capacity for 15 that advertises itself optimistically as a Commuter Lounge (for a College commuter population in excess of 1,600); the College's numerous student organizations and clubs have been forced to share a single office, rendering even the scheduling of meetings or the execution of basic tasks a logistical chore; valued student services are dispersed throughout the building and spill over into the Innis Residence; the faculty and staff complement so far exceeds what the College building can provide that a suite of residence rooms has been converted to accommodate the overflow; the rapidly changing technological needs of the Cinema Studies Institute have not translated into classrooms properly outfitted for new media instruction; the current Library is a largely inaccessible space distributed over three levels, a configuration that compromises efforts to provide student study areas or integrated learning resources; and the widely used Innis Café strives to serve a growing clientele in cramped quarters.

Inception

Following approval of the initial Innis College Renewal and Expansion Project Planning Report by the CaPS Executive committee in August 2017, a consultant search and selection process was undertaken through the following autumn. In November 2017, Montgomery Sisam Architects and sub-consultants were retained to prepare a feasibility study, concept design, and cost estimate for the renewal and expansion of Innis College as described in the original Project Planning Report. The resultant study clarified and confirmed the basic assumptions for expansion and renovation on the site, articulating a renewal plan and complement of new spaces and functions in response to the College's needs and aspirations. This study established the framework for a new set of functional, inviting, and flexible spaces that will serve the needs of Innis College today and for generations to come.

Additional Innis College community stakeholder consultation took place, including students, staff and faculty, communications with City of Toronto Planning, Heritage Preservation Services, and Urban Design, the Huron Sussex Residents Organization (HSRO) and Community Liaison Committee (CLC), as well as review by the University's Design Review Committee (DRC). The detailed concept design took shape and developed to a degree deemed appropriate for the purposes of the feasibility study and subsequent fundraising period.

Vision

The intent of the Innis College Renovation & Addition project is twofold: firstly, to remedy the current space crisis while preserving the historic qualities of site, including the Victorian house, and secondly, to create for the College a new path forward, one that is as progressive as the original College complex was for its day.

Feasibility & Concept Design Study

Previous external reviews and consultation with the Innis community have resulted in near-identical findings: the College is in the midst of a space crisis, one that can only be alleviated by the construction of a new building that addresses in a planned fashion the major deficiencies of the 1974 College building. After a series of Town Hall consultations in the early months of 2016, a Project Planning Committee was struck and met throughout the 2016-17 academic year. Members from the Innis College community, the Faculty of Arts and Science, and the University worked together to determine the direction of the proposed project. In the Fall of 2017 Montgomery Sisam Architects and sub-consultants were retained to prepare a feasibility study, concept design, and costing as a detailed exploration of the analysis and test-fit plans identified by University Planning (UP) for the expansion and renewal project. The detailed study reaffirmed that the outlined approach is appropriate for the site, addresses the space needs of the College in a relatively efficient way, and is sensitive to its context.

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Implementation, Schematic & Detailed Design

The final design proposes a contextually appropriate, sensitive infill strategy for the expansion of Innis College in keeping with the existing building fabric. The design is intended to improve the relationship with bpNichol lane while enhancing the pedestrian network across the site and transforming the existing open space into a true courtyard typology complemented by a rooftop terrace. The renovation preserves the qualities of the original College, including the interface with the Victorian house component, rather than serving as an icon in its own right, and will substantially expand the College's capacity for student engagement, academic delivery, and community involvement.

The addition will greatly improve the student amenity space and accessibility for the College, including: an array of new study areas; a student learning centre, containing the College library, student services, and writing centre; relocation and centralization of Student Life offices; an expanded multipurpose café; provision for new Learning Space Management classroom spaces; and a much-needed expanded Commuter Lounge. The new classrooms are conceived to address the pedagogical requirements of the College's programs—Urban Studies, Writing & Rhetoric—and the Cinema Studies Institute, which is academically and administratively linked to Innis College.

The original space program for the newly constructed and renovated areas anticipated 1,534 net-assignable square meters (nasm), but the space program based on the capacity of the concept design resulted in 1,918 nasm. The concept design was conceived to allow for a two-phase implementation. Phase 1 envisioned the construction of the new west-wing expansion at 3,036 gross square metres (gsm), the retention and renovation of the Victorian house, as well as associated demolition. Phase 2 renovations to the existing east wing of the College entailed 550 gsm of area, currently occupied by the library and adjacent spaces, and enhancements to the St George Street frontage and entrance.

COVID-19 affected changes

Since then, the project has been reduced in scope to mitigate escalation market pricing through and since COVID-19. This resulted in a reduction of the area to 1,030 nasm. The reduction of scope took into account through a focus on student-centred spaces as well as building as much of the addition as possible. The bulk of the reduction was therefore focused on the Phase 2 renovations, which have been deferred to a later project. Due to budget constraints, the new LSM-operated classrooms are being shelved and will be fit out as part of a future project outside of the scope of work described here. Other significant reductions in scope were the removal of the basement space program in the new wing, and exterior grading work along St. George to provide a barrier-free entrance from the East. Instead, the West Entrance will serve as the barrier-free entrance, through the rework of the grading and the inclusion of ramps within the renewed West Atrium.

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Beyond the obvious benefits that the expansion would provide both in terms of expanded student space, and spaces dedicated to program needs, this project allows for a rethinking of the function of key areas connected to the West Wing, including the West Sussex Avenue entrance, bpNichol Lane (which flanks the expansion on its west side), and the Innis Green. The expansion would also provide the opportunity to replace the deficient systems and infrastructure that plague the current West Wing of the College in the house-form building, themselves by-products of age and outmoded design decisions. The renewal and expansion project itself is anticipated to create a net increase in area of 889 nasm on site, including Innis College, Learning Space Management (LSM) classrooms, and Spaces & Experiences (Innis Café) space.

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Innis College – Proposed Sussex Avenue Elevation (Source: Montgomery Sisam Architects, March 2023)

Table of Contents

I.	Executive Summary	2
	Table of Contents	6
II.	Project Background	9
	a) Membership	9
	b) Terms of Reference.....	10
	c) Background Information.....	11
	d) Existing Space.....	14
	Occupant Profile.....	23
III.	Project Description	27
	a) Vision Statement.....	27
	b) Statement of Academic Plan.....	28
	c) Space Requirements, Program and Functional Plan	34
	Space Requirements	34
	Space Program (Comparison showing modified, deferred, and shelled scope)	42
	Non-assignable Space.....	48
	Functional Plan.....	51
	d) Building Considerations & Sustainability.....	53
	Project Boundaries	53
	Standards of Construction	53
	Building Characteristics and Massing	54
	Proposed Design.....	55
	Elevators.....	60
	Sustainability Design and Energy Conservation	60
	Utility Performance Requirements for New Construction Projects.....	60

Accessibility	62
Personal Safety & Security.....	63
Signage and Donor Recognition.....	63
Utilities, Mechanical/ Electrical and Deferred Maintenance.....	64
Designated Substances	72
Acoustics	72
e) Site Considerations	72
Site context.....	72
Urban Design Guidelines	74
Built Form Strategy	76
Landscape and Open Space Requirements.....	76
Heritage Status	79
Soil Conditions.....	80
Bicycle Parking	80
Removal of Existing Site Elements.....	81
f) Campus Infrastructure Considerations.....	81
Power Supply	81
Natural Gas.....	82
Sewer and Stormwater Management.....	83
Information Technology.....	84
Security.....	85
g) Secondary Effects	87
h) Project Phasing	88
i) Schedule.....	89
IV. Resource Implications.....	89

a) Total Project Cost Estimate	89
b) Operating Costs.....	90
c) Other Related Costs	90
d) Funding Sources	90
APPENDICES:	91

II. Project Background

a) Membership

Charlie Keil, Principal, Innis College (Chair)
Karen Reid, Acting Principal, Innis College*
Suzanne Macintyre, Chief Administrative Officer, Innis College*
Eva-Lynn Jagoe, Vice-Principal, Innis College*
Donald Boere, Registrar, Innis College*
Kate Johnson, Innis College Librarian
John Browne, Former Principal of Innis College
Steve Masse, Dean of Students, Innis College*
Mynt Marsellus, Graduate Student Representative, Innis College, 2022-23*
Ayaka Teshirogi, President, Innis College Student Society (ICSS), 2022-23*
Rhea Gosain, Graduate Student Representative, ICSS, 2022-23*
Yash Singhal, Editor, *Innis Herald*, 2022-23*
Chelsea Young, President, CINSSU, 2022-23*
Wana Saiful & Shameel Mohammed, Co-Presidents of URSSU, 2022-23*
Lina Yan & Alice Lo, ICSS Commuter Student Representatives, Innis College, 2022-23*
David Roberts, Assistant Professor & Director, Urban Studies Program
Andrea Williams, Director, Writing & Rhetoric Program*
James Cahill, Director, Cinema Studies Institute
Aditi Mehta, Assistant Professor, Urban Studies*
Ben Weststrate, Communications Officer, Innis College
Cynthia Messenger, Director, Writing Centre
Vince Tropepe, Vice-Dean, Research, Faculty of Arts and Science (A&S)*
Lucy Chung, Director of Infrastructure Planning, A&S
Sarah Hinves, Senior Planner, Office of Infrastructure Planning, A&S*
Kate Slotek, Senior Space Planner, Office of Infrastructure Planning, A&S (previously involved through Learning Space Management)*
Steve Bailey, Director, Learning Space Management
Ron Saporta, Chief Operations Officer, Property Services & Sustainability
Marc Couture, Director, Sustainability Office, F&S*
Ali Alnaggar, Energy Manager, Sustainability Office, F&S*
Flavio Bertolo, Director, Infrastructure Project Delivery, F&S*
Christine Carydis, Property Manager, F&S*
Ed Bush, Executive Director, Capital Projects, UPDC*
Tarek Salloum, Senior Project Manager, Capital Projects, UPDC*
Laragh Halldorson, Senior Manager, Project Development, UPDC
Christine Burke, AVP, University Planning, UPDC
Alistair Vaz, Senior Planner, University Planning, UPDC*

* Denotes that the member was added since the initial CaPS Exec Approval in 2018

The Project Planning Committee would like to acknowledge and thank the contributions of the past members of the Committee, all of whom have made it possible realise this transformative project.

b) Terms of Reference

As presented to CaPS Exec on October 11, 2016, the Project Planning Committee will:

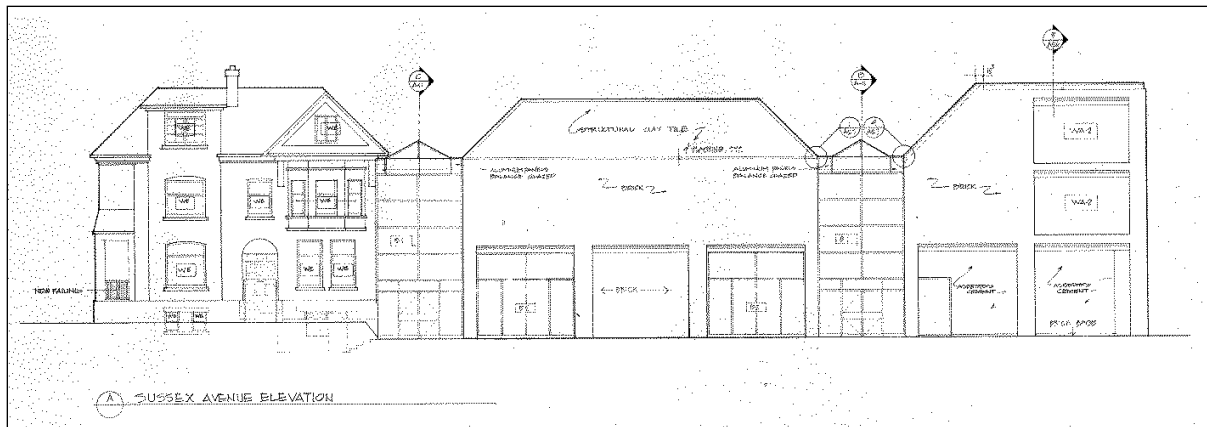
- 1) Review current space needs of the College as well as address approved, and projected growth as described by the academic plan; taking into account the impact of approved and proposed program enhancements as reflected in the faculty, student, and staff complement.
- 2) Prepare a detailed space and functional plan to accommodate Innis College activities and identify areas for renovation and addition as appropriate.
- 3) Demonstrate that the proposed space program is consistent with the Council of Ontario Universities' (COU) space standards and those of the University of Toronto.
- 4) Address site considerations, as well as campus-wide planning directives as set out in the campus Master Plan, open space plan, urban design criteria, and accessibility that respond to the broader University community.
- 5) Review and identify sustainable design and construction standards to achieve a design that is high-performing and healthy, using building materials and systems that are resource-efficient and cost-effective.
- 6) Determine the secondary effects of the project, including site elements, space reallocations, and the impact on the delivery of programs, services, and activities during construction.
- 7) Identify equipment and moveable furnishings necessary to the project, and their related costs.
- 8) Identify security and accessibility requirements and their related costs.
- 9) Identify data and A/V standards, and their related costs.
- 10) Identify mechanical-systems impact and related costs to integrate or repair and improve as appropriate.
- 11) Identify a communication strategy for the project.
- 12) Develop a phasing strategy for different aspects of the project, as required, with "Total Project Costs" (TPCs) determined for each, including costs associated with secondary effects and sequencing of construction.
- 13) Identify scope of phases, as required, and sources of funding for the different phases, and any reduced/increased operating costs once the project is completed.

c) Background Information

Innis College, the only College at the University of Toronto named after a scholar, Professor Harold Innis, has a 50-year reputation of defying expectations. Now, as in the past, Innis College seeks to reimagine itself for the needs of a new generation of students.

Starting out with neither a permanent building nor academic programs, and a student body consisting of only 278 first-year students, the College has persisted and flourished in the face of numerous constraints. The dedication of College administrators and the devotion of a small but determined corps of students have buoyed the growth of Innis College and led it to its current status: home to a thriving, close-knit community, one defined by academic excellence, respect for student autonomy, and outreach to the broader public.

Innis College supports two academic programs, Urban Studies and Writing and Rhetoric, which, in their focus on cities and communication, uphold the scholarly interests of the College's namesake. The College also houses a third academic unit, Cinema Studies Institute, an Extra Departmental Unit A (EDU:A) within the Faculty of Arts & Science, which offers both undergraduate and graduate programs, the latter at the masters and doctoral level. Innis College currently occupies two buildings, the College proper at 2 Sussex Avenue, built in 1974, and the Innis College student residence, at 111 St. George St., constructed two decades later. The College and Residence offer a wide variety of student services, but space limitations translate into inadequate study, office, and leisure space for all student groups, from program unions to student councils to commuter students.



Innis College – Original Sussex Avenue Elevation, c. 1974

The original College building was designed to accommodate the needs of three relatively small academic programs (at the time, Cinema Studies, Environmental Studies, and Urban Studies) and a student body of approximately 800, and must now contend with a student population of over 2,200 (an enrollment that has increased over 60% since 2008). Innis College, propelled by a principle of equity for its students, has seen limitations of space translate into a substandard infrastructure for the delivery of the College's superior

resources for students. The size of the student population at the onset of this project in 2018 was a head count of 2,000.

Innis College completed a self-study in October 2014, which was followed by a report of the Advisory Committee for the Appointment of a new Principal in March 2015. The self-study identified the following priorities: increased attention to student experience, particularly the international and commuter student communities; further strengthening of the College programs; attention to Writing Centre wait times; and a strategic plan for the Library. The Advisory Committee report reiterated the importance of these issues to the continued success of the College, specifying that “the new Principal should review space allocation in the College and is encouraged to engage in a strategic planning process around possible expansion to College space.” The report further identified the associated needs of CSI, the Writing Centre, the Library, and international and commuter students as being top priorities.

After several months of consultations with students, staff, and faculty members, through a series of town-hall-style meetings in the early months of 2016, incoming Principal Keil gathered sufficient feedback to determine that an expansion was essential to meet the growing needs of the College. Moreover, a new facility that combined the various student-based learning services within an integrated student learning hub would address current space-based deficiencies plaguing both the Library and the Writing Centre. Expanding student study, gathering, and meeting spaces would aid the commuter student community. Finally, providing additional classroom and office space would alleviate some of the pressures placed on the growth of CSI and the College programs.

At the November 25, 2016 meeting, the CaPS Executive Committee approved the Terms of Reference proposing that a Project Planning Committee be struck to proceed with the planning of the Renewal and Expansion of Innis College, and on August 28, 2017, the Executive Committee approved the resultant draft report.

In November 2017, Montgomery Sisam Architects and sub-consultants were retained to prepare a feasibility study, concept design, and cost estimate for the renewal and expansion of Innis College as described in the original project planning report. Additional Innis College community stakeholder consultation took place, including students, staff and faculty, communications with City of Toronto Planning, Heritage Preservation Services and Urban Design, the Huron Sussex Residents Organization (HSRO), and the Community Liaison Committee (CLC), as well as review by the University’s Design Review Committee (DRC). The resultant study clarified and confirmed the basic assumptions for expansion and renovation on the site, articulating a renewal plan and complement of new spaces and functions in response to the College’s needs and aspirations, and establishing the framework for a new set of functional, inviting and flexible spaces that will serve the requirements of Innis College today and for generations to come.

Through continuing the consultative project-planning and design process, the College has sought to transform the nature of student learning and support to the level that the Innis student body deserves, reinforcing the Innis values of innovation, collaboration, and community-building that have been the

bedrock of the College since its inception. By revitalizing space for Innis, the College can provide integrated student learning services, an expanded and re-conceptualized library, and new study spaces and common areas, all incorporated into a design that respects the College's heritage and observes the newest standards of environmental stewardship. This project can help equip Innis students for the demands of contemporary post-secondary education, while enhancing the spirit of community and student involvement that have been hallmarks of the Innis experience for over fifty years.

The CaPS Executive Committee approved in principle the initial design consultation to the end of Design Development on October 5, 2018. Subsequently, an RFP was issued in January 2019, with Montgomery Sisam emerging as the successful proponent, commencing Schematic Design in April 2019. By the Fall of 2019, the consultants had completed the Schematic Design, including a Class C Costing (Sept 2019) on par with Feasibility Study TPC. The project was subsequently submitted for Preliminary Planning Review with the City. This Review identified two minor variances that would warrant application to the Committee of Adjustment during the Site Plan Control application process.

The project was approved to continue into Design Development, which was completed in June 2020. The accompanying Class B Cost Estimate (January 2020) was on par with the previous Class C Costing. Site Plan Control Application (SPA) was submitted in late June 2020, thus culminating the phase of work per the October 2018 CaPS Executive directive to 100% Design Development. Design Development was put on hold pending clarification of the project funding. Initial submission for SPA prompted a first round of comments, and a resubmission was then made in December 2020. A second round of comments was received between January and April 2021. The project was re-costed in November 2021 (at the height of supply and labour shortages) to account for COVID-19 related impacts and the construction costs rose by 18.4%. A further resubmission to the City for the SPA was put on hold as a result.

In March 2022, an extensive cost-reduction exercise was led by UPDC in collaboration with Innis and the Faculty of Arts & Science to address the increase in Total Project Costs, including the following:

- First address the portions of the project that could be deferred or built as shell space; and,
- Finally consider strategic programmatic cuts with a look to prioritize student space as much as possible.

The resulting updated Class B Estimate (May 2022) resulted in a Construction Cost within 2.3% of the Class C Budget from Sept 2019, while cutting approx. 46% of the scope of work from the project. A summary of this exercise follows:

- Original Gross Square Metre Project Size: 4,128 gsm (incl. Addition, the renewal of the Victorian house, and the renovation of the East Wing).
- Revised Gross Square Metre Project Size: 2,236 gsm
- Deferred Scope: The majority of these cuts were through deferral of the interior renewal of the East Wing (644 net sm) and Victorian house (662 net sm). The third floor of the new West Wing will house three LSM Classrooms that are to be built as shelled space to fit-out as part of a future

project. The costs and scope for the Classroom fit-out are being deferred, but the base costs for the construction of the shell space are still included. The Classrooms were part of the original program, required through the displacement of instructional space currently in the Victorian house. With the deferral of House renewal, LSM will continue to have use of these two existing classrooms.

- **Removed Scope:** Lastly, the basement of the new West Wing (631 gsm) was removed from the scope of work, together with the fourth-floor (rooftop) lounge (130 nasm) that is to be replaced with the displaced Electrical Room (from the basement, 101 net sm). One final loss of note, through the exercise, was that the mass-timber structure proposed for the West Wing would be replaced with a conventional pre-cast hollow-core concrete and steel hybrid structure.

The original massing and flow of spaces have been retained, albeit with some minor aesthetic material changes and the Faculty of Arts & Science and College are in support of furthering this transformative project. The project continues to deliver the intended student-focused impact identified at the onset in 2016.

The project delivery method has also been reconsidered, with the recommendation to shift over to the CCDC-5B Construction Management (CM) model. This recommendation comes through the re-evaluation of the project's risks, particularly around working on an existing and continually active building. The CM will also be able to carry out constructability reviews of the proposed design and propose optimization through peer-review from key trades. Lastly, given the concerns around current market pricing, using sequential tenders the CM method will be able provide greater cost-control potential when compared to the traditional stipulated-sum method previously considered.

Since the reduction of scope in Spring 2022, the consultant team has completed all the necessary modifications to meet the needs of the reduced scope and re-completed 100% Design Development. At the time of submitting this report, the project is at 50% Construction Documents. The existing building has 1,734 nasm across 3,473 gsm (2.0 nasm/gsm ratio); the proposed renovation & addition adds 1,030 nasm across 2,328 gsm (2.26 nasm/gsm ratio) for a new total of 2,622 nasm across 5,386 gsm (2.05 nasm/gsm ratio) for the complex. The SPA package was resubmitted in December 2022, and a submission to the Committee of Adjustment for the requisite Minor Variances is expected to be submitted shortly. Lastly, a Construction Management RFP was issued in November 2022 and awarded to Urbacon, who are now embedded in the project team and responsible for the construction schedule, construction-management plan, and project budget.

d) Existing Space

Innis College, 2 Sussex Avenue, has an area of 1,734 nasm, or 3,473 gsm, with a gross-to-nasm ratio of 2:1. 1,226 nasm is dedicated College space. The remaining assignable area falls under Learning Space Management (LSM), Spaces & Experiences, and Cinema Studies. Space within the College building includes the Innis Town Hall, additional classrooms, academic and staff offices, a library, the Innis Café,

and student space. Little of the existing space is devoted exclusively to students, whether for study, formal, or informal activity. Innis Residence at 111 St. George Street provides additional office space (103 nasm), for a total of 1,329 nasm dedicated to the College.

Total Area by Department	COU Cat.	Innis College	Innis College Residence	Total Area (sq.m)
Innis College	1.0, 4.0, 5.0,11.0,14.0	1,226.3	102.9	1,329.2
LSM Classrooms	1.0	202.1		202.1
Spaces & Experiences	7.0	158.4		158.4
Cinema Studies	4.0	146.7		146.7
Total Area (nasm)		1,733.5	102.9	1,836.4
Non-Assignable Space	16.0	1,158.1		1,158.1
Total Area (net sq. m)		2,891.5		2,891.5
Total Area (gsm)		3,472.9		5,849.3

Innis College – Existing Area by Floor

	nasm	gsm
B	126.1	441
1st	751.5	1,381
2nd	474.5	993
3rd	381.3	658
Total	1,733.4	3,473

COU Cat.	Total Area	Innis College	Innis College Residence	Total Area (nasm)
1.0	Classrooms & Support			
1.0	Classrooms & Support (Innis)	363.2		363.2
1.0	Classrooms & Support (LSM)	202.1		202.1
	Sub-Total	565.3		565.3
4.0	Academic Office Space (Innis)			
4.1	Faculty Offices	67.3		67.3
4.4	Dept Support Staff Offices	211.7	66.2	277.9
4.5	Dept Office Support Space	202.6	36.7	239.3
	Sub-Total	481.6	102.9	584.5
4.0	Academic Office Space (CSI)			
4.1	Faculty Offices	102.8		102.8
4.3	Graduate Student Offices	12.3		12.3
4.4	Dept Support Staff Offices	18.1		18.1
4.5	Dept Office Support Space	25.8		25.8
	Sub-Total	159.0		159.0
5.0	Library Facilities	126.9		126.9
7.0	Food Services (Ancillary)	158.4		158.4
11.0	Non-Library Study Space	187.1		187.1
14.0	Student Office and Activity Space	55.2		55.2
	Total Area (nasm)	1,733.5	102.9	1,836.4

Student Space

Student office and support spaces accommodated within the College building include those for the student newspaper, *The Innis Herald*, and the main student governance body, the Innis College Student Society (ICSS). These two student groups, along with other clubs and unions, including the Cinema Studies Student Union (CINSSU), and Urban Studies Student Union (URSSU), all co-exist in a narrow strip of space located south of the Café on the ground floor of the West Wing. Across the hall from those offices is the only dedicated space for commuters, a student lounge capable of accommodating approximately fifteen students at a time. Collectively, these two spaces constitute no more than 72 nasm. Beyond these two areas, spaces for student study within the College are dispersed throughout the building, often in out-of-the-way areas with limited accessibility (particularly in the Library's upper levels and in the West Wing). The total amount of such dispersed student space totals 220 nasm.

Innis Library

The existing Innis College Library includes a specialized collection of print materials for research and assignments related to Innis programs: the Cinema Studies print collection includes approximately 7,000 volumes and limited print journals, while the Library also features Urban Studies course reserves. Beyond the collections, chiefly located on the main floor of the Library, there are additional study and support spaces. The Library offers 100 nasm of student study space, but the upper levels are largely inaccessible, due to mezzanines original to the building's construction. The library's current configuration is not adequate to serve students' needs, nor does it allow sufficient space to integrate the College's other services designed to enhance student learning.

The Library's main floor is hampered by insufficient light levels, while the upper levels are plagued by intense light and heat due to extensive skylights. These skylights are also prone to excessive leaking during inclement weather, which renders some of the library's study carrels unusable. The current Library's location, in close proximity to the Cinema Studies Institute's placement within the College, inadvertently signals to the College's student population that the Library is dedicated only to the Institute. A new Library would be better designed with additional space in a central location. Accordingly, this renovation and addition project recommends the relocation of a reimagined library to a newly created or renovated space that is more accessible and centrally positioned within the College. Removing the Library from its current confines would allow it to be reconceived as a vibrant integrated student-learning resource centre, consolidating a variety of currently dispersed services, including the much-used Writing Centre, study spaces, and a computer lab.

Innis Café

The Innis Café, an Ancillary space operated under contract, has been a fixture and well-used amenity at the College since its inception. The cafeteria and its seating area prove particularly popular with commuter students, who use the space to meet, study, and eat between classes - a need that remains under-accommodated in the current space allocation (82 nasm for server and seating area, 76 nasm for support) and that the proposed renovations will seek to address.

Currently without a meal plan, students in the Innis Residence depend in part on the Café's presence, as do both a loyal contingent within the College and members of the wider University community. The Café also serves on occasion as an event space in its own right, as well as an auxiliary space to complement events in Town Hall. Despite its popularity, the Café is undersized and poorly configured, ill-serving the demands of the students and College activities. A revitalized food service operation (with increased space for both food preparation and dining) should be combined with general student study space to improve functionality and usability.

Classrooms

There are a total of seven classrooms at the College, including two Innis College classrooms and five within the UPDC LSM classroom inventory. Innis' two classrooms, the Town Hall (270 nasm, capacity of up to 250 seats) and Room 222 (40 nasm, 40-seat capacity), are primarily configured as cinema

screening rooms, though they are used for other forms of instruction and events as well. The screening functions of both rooms render them attractive event spaces for a wide range of users, as they can serve the needs of both large groups and smaller, select audiences. The Cinema Studies Student Union, for example, relies on Town Hall once a week during the academic term as the venue for its Free Friday Films.

The LSM classroom inventory at Innis is comprised of rooms 204, 209, 223, 312 and 313, all flat-floor non-specialized rooms primarily suited to seminars and classes of smaller sections sizes, for a total of 145 seats and 202 nasm. Rooms 204 and 209 (73 nasm, 45 seats and 31 nasm, 20 seats, respectively) are located within the original Victorian house-form at the College (i.e., the West Wing) and are not barrier-free accessible.

Innis Town Hall

Innis Town Hall functions as a lecture hall, auditorium, and a cinema theatre, offering film and video projection for undergraduate and graduate courses, film festivals, and other events. The room is 270 nasm and can accommodate up to 250 people (200 fixed seats plus 50 loose seats).

Innis Town Hall is widely used for instructional purposes by CSI and the College programs, but also Later Life Learning, which fills the venue three times a week with its concurrently scheduled lecture programming. Beyond these daytime uses during the M-F period, Town Hall also averages 20-25 events per month throughout the academic year, typically drawing approximately 3,000 attendees on a monthly basis.

Town Hall underwent substantial renovations in 2015 to upgrade its performance and user experience. The TH project updated the room's aesthetics and functionality, provided added accessibility, and allowed a projection booth expansion to accommodate current and future growth in digital cinema equipment needs. The project also addressed previous sound separation and lighting issues.

Academic Offices

Academic offices are occupied by a range of faculty members, representing the programs of Urban Studies and Writing & Rhetoric, as well as the Cinema Studies Institute (156 nasm). Cinema Studies' academic offices (and 2 staff offices) are located in the East Wing on levels 2 and 3, with the exception of one shared office in the Victorian house. Urban Studies and Writing & Rhetoric academic offices are currently located in the Victorian house on levels 2 and 3. The majority of these offices will remain in situ after the construction project is completed, while acknowledging the loss of one office in the Victorian house-form, and one each on levels 2 and 3 of the East Wing.

Due to the constraints of the existing available space, a suite of residence rooms at the Innis Residence was converted in 2016 into faculty and administrative staff offices. One of the ambitions of the renewal project is to repatriate the occupants of these offices back into the academic and administration

community housed at 2 Sussex Avenue to allow for the reconversion of the residential suite into usable residence rooms.

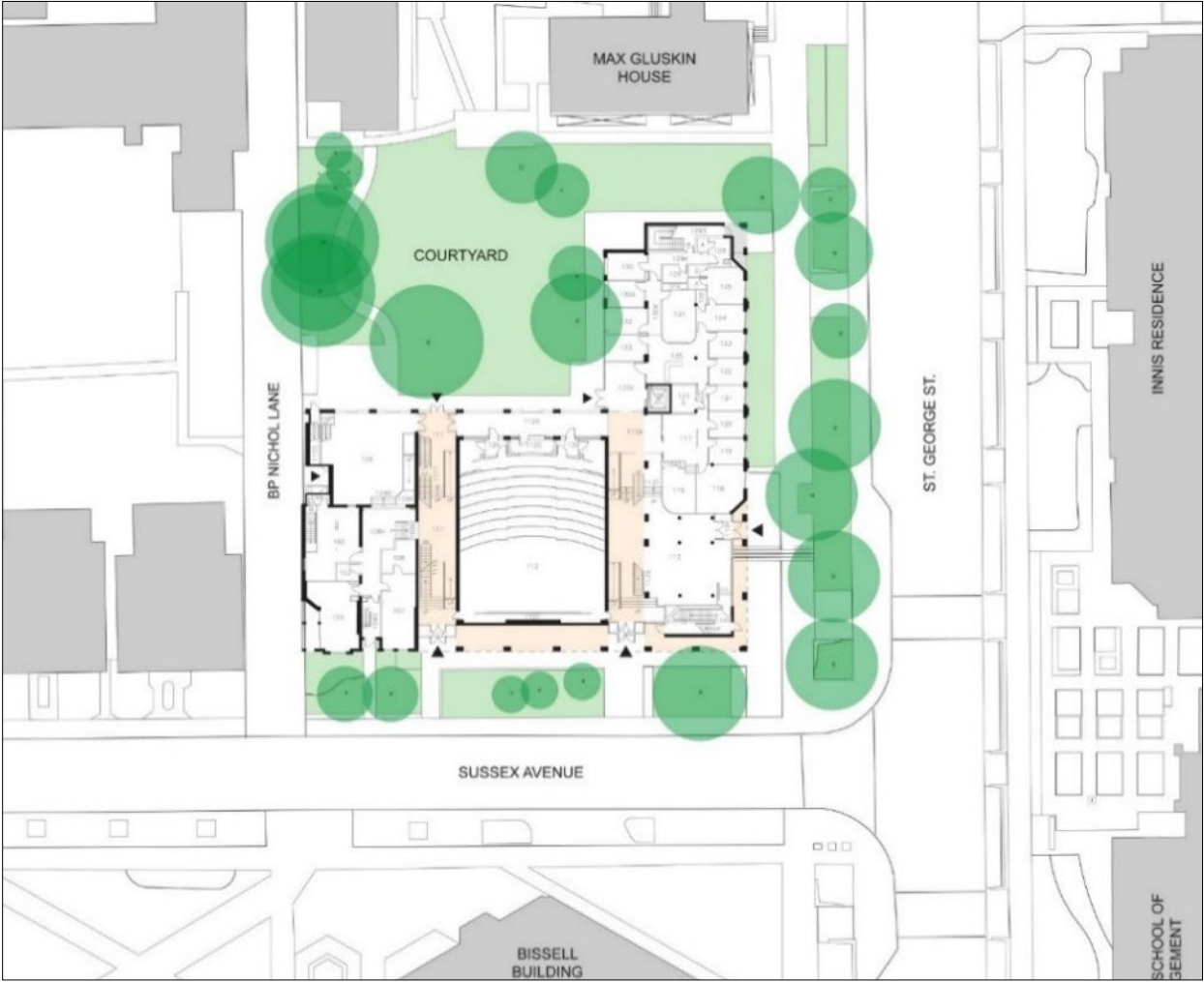
Appropriate office accommodation for sessional instructors was hoped to be addressed as part of the renewal and expansion project, and could not be accommodated after the scope reduction during Design Development. This need will have to be addressed through a future project centred on the realization of the deferred renovation scope in the Victorian house form and East Wing, most specifically a rework of the existing library.

Administrative Offices and Support Spaces:

The primary administrative and service centres at the College include the Registrar's Office, the Office of Student Life (OSL, including the Assistant Dean of Student Life), and the Principal's and central administration offices. A small alteration to the ground floor was constructed in 2002, providing four new offices with a vestibule at an increase of 47 nasm in area. The Office of Student Life is currently located at the Innis Residence, which isolates it from the commuter student population it is designed to serve; furthermore, the space constraints are severe, with up to five people sometimes working simultaneously in the same undersized space. An expansion of space would better accommodate OSL's mandate of serving all students, providing the office with a much-needed large-scale meeting room and additional offices; moreover, a relocation presents the opportunity to positively incorporate this group into the activities at 2 Sussex Avenue, a development welcomed by the College community. The new OSL offices are proposed to be relocated to the second floor of the addition.

Additional support spaces within the College building include the Writing Centre (14 nasm), which currently functions at capacity and operates in part out of a faculty member's office, which is already shared by two instructors. A consolidated Writing Centre would benefit from operating out of the same student resource hub as Student Life and the Library and is located in the latter. Administrative support space, serving both administrative and academic offices, totals 186 nasm. The renewal project has presented an opportunity to reconfigure and consolidate aspects of the Administrative area in order to improve functionality and access to students and faculty. This program has been incorporated into the new Library in the addition.

Innis College (2 Sussex Avenue) Site Plan








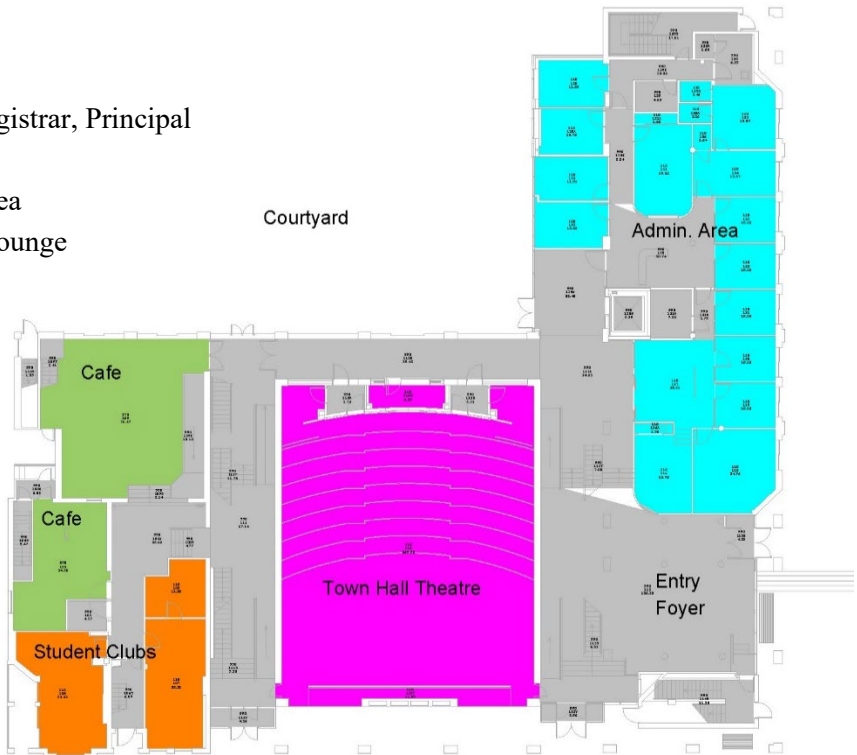
Innis College – Existing Site / Ground Floor Plan

Existing Floorplans

1st Floor:

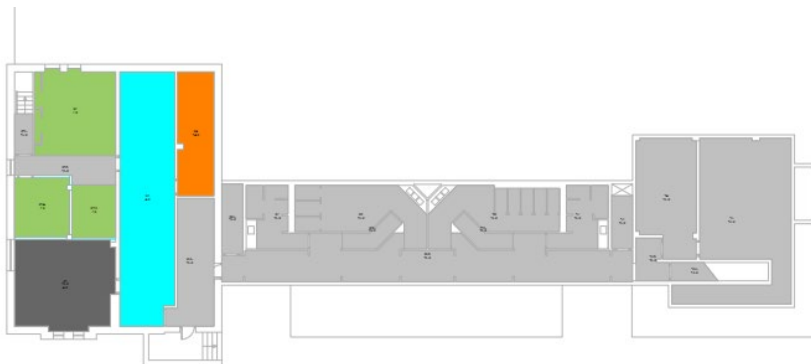
- Central Administration: Registrar, Principal
- Innis Town Hall
- Café servery and seating area
- Student Club, Commuter Lounge






Room Category	Legend
Classroom Facilities	
Common Use And Student Activity	
Non-Assignable	
Academic Dept Offices And Related Space	
Food Service	



Basement:






- Storage (for Café and Miscellaneous)
- Washrooms, Student Lockers

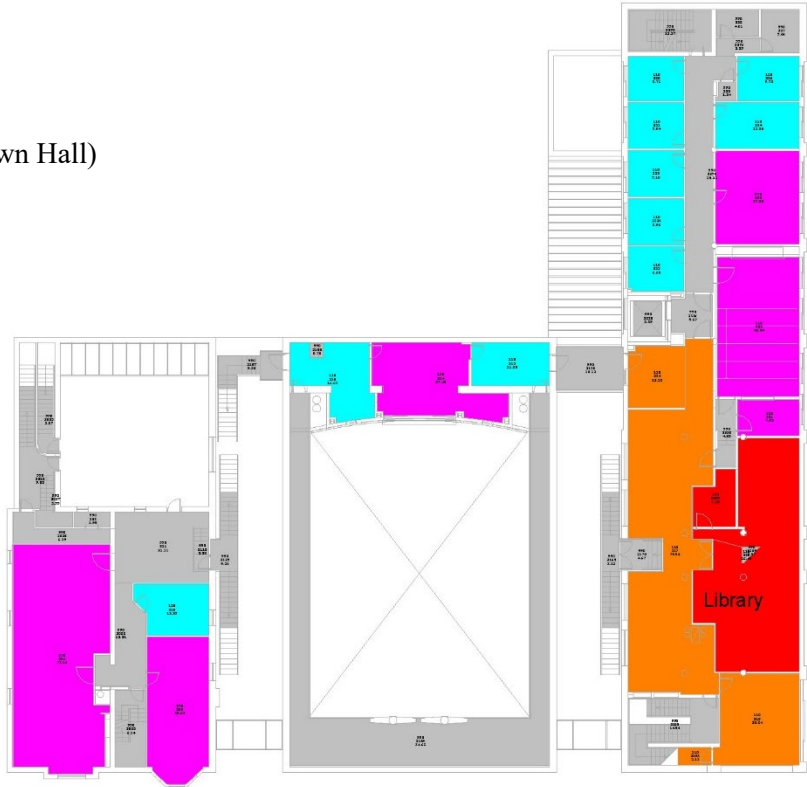


Room Category	Legend
Classroom Facilities	
Common Use And Student Activity	
Non-Assignable	
Academic Dept Offices And Related Space	
Food Service	

2nd Floor:






- Library
- Cinema Screening Room 222
- Projection Facilities (Innis Town Hall)
- Classrooms
- Faculty/Staff Offices
- Roof Patio

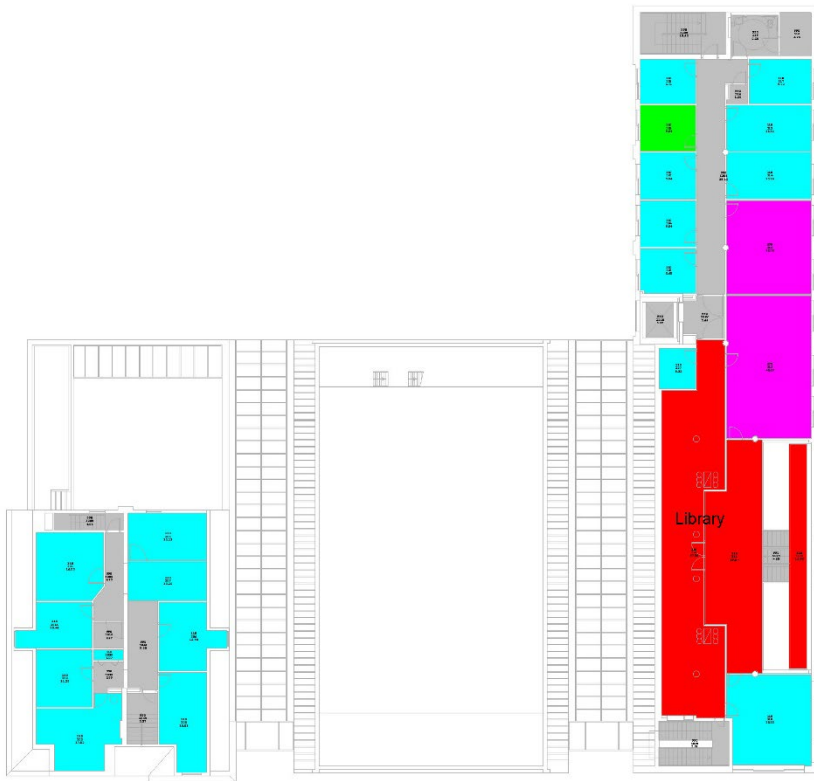
Room Category	Legend
Classroom Facilities	
Common Use And Student Activity	
Non-Assignable	
Academic Dept Offices And Related Space	
Food Service	



3rd Floor:

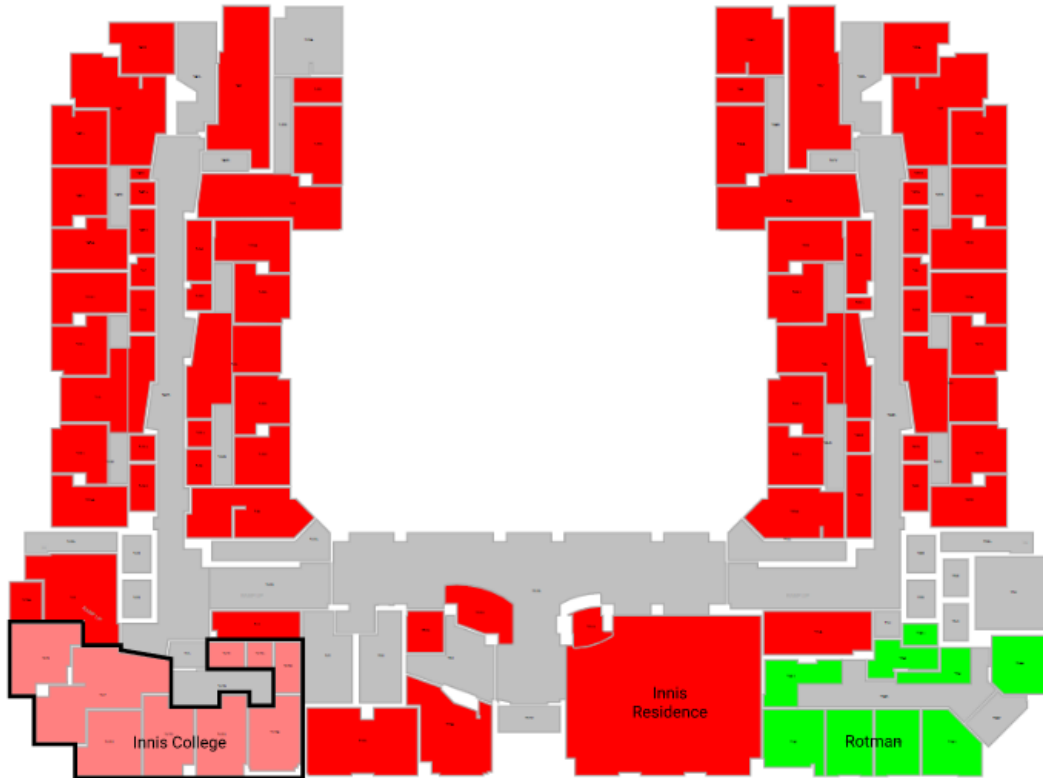
- Library
- Classrooms
- Faculty/Staff Offices

Room Category	Legend
Classroom Facilities	
Common Use And Student Activity	
Non-Assignable	
Academic Dept Offices And Related Space	
Food Service	



Innis Student Residence (111 St. George Street), 1st Floor:

- Suite 127: Admin Office Suite: Student Life, Community Wellness, Learning Strategist, Accessibility Advisor, and Residence Life Coordinator; 103 nasm.



Occupant Profile

At the onset of the project, the ambition was to address the broader Innis College community, including: all students who are registered at the College; students who are enrolled in the Innis College programs of Urban Studies and Writing & Rhetoric; undergraduate and graduate students of the Cinema Studies Institute; administrative staff and faculty members of the College and CSI; as well as the students housed in the Innis College Residence at 111 St. George Street. The extended Innis College community includes students attending classes within Innis and LSM classrooms located at Innis College, participants in the Later Life Learning Program, as well as the University of Toronto community broadly.

The reduction of scope during Design Development favoured student-focused and serving spaces and thus the planned improvements to administrative staff and faculty members had to be scaled back. As a result, the renovation of both the Victorian house-form and the East Wing were deferred to a future project.

Students

Undergraduate Students

A constituent College of the Faculty of Arts & Science (A&S), at the time of planning in Fall 2018, Innis College had an intake of 7.5% of 27,714 HC (headcount) or 24,236 FTE registered undergraduate students. Today, A&S undergraduate student enrolment has increased to 30,396 HC or 26,686 FTE. The Innis College intake in Fall 2018 was 2,044 HC/FTE, and grew to 2,214 in 2022. Of the overall enrollment in Fall 2018, 1,600 HC of Innis's student population were commuter students.

In 2018, there were also approximately 652 (HC/FTE) students enrolled in the three Innis-based programs. While 100 of those are students from other Colleges and Faculties who enrol in courses offered through Innis, the balance are students who are registered at Innis College. In 2022, there are 744 (HC/FTE) program students.

	Cinema Studies Institute Undergraduate (HC/FTE)		Writing & Rhetoric Undergraduate (HC/FTE)		Urban Studies Undergraduate (HC/FTE)	
	Fall 2018	Fall 2022	Fall 2018	Fall 2022	Fall 2018	Fall 2022
Major	175	188			91	123
Minor	84	105	150	171	101	105
Specialist	48	46			3	3
Total	307	339	150	171	195	234

Graduate Students

While Urban Studies and Writing & Rhetoric are exclusively undergraduate programs, the Cinema Studies Institute is an Extra Departmental Unit A (EDU:A) that is housed administratively and physically within Innis College, and includes both Masters and PhD cohorts in addition to offering courses at the undergraduate level. The Cinema Studies PhD student population has increased by 14 FTE since 2018, for a total graduate population increase of 14, from 45 to 59 FTE. ~60 FTE is the anticipated steady state for CSI.

	Cinema Studies Institute Graduate (HC/FTE)	
	Fall 2018	Fall 2022
MA	11	11
PhD	34	48
Total	45	59

Innis Residence Student Population by Affiliation

The Innis Student Residence makes up a distinct but related component of the Innis community with its 339 beds. In 2018, students in the Faculty of Arts and Science comprised 83% of the residence population, with the remainder coming primarily from Engineering and a few from Architecture. Due to increasing demands for residence space, in 2022, 97% of the residence population are from A&S. The proportion of international students in the residence has grown from 37% in 2018 to 40% in 2022. While

residence students have their own respective amenity spaces within the residence building, they also take advantage of the spaces and services available within the College proper across the street at 2 Sussex Avenue.

Academic Faculty & Administrative Staff

At the time of planning in 2018, there were a total of 15.0 FTE faculty members and 24.0 FTE administrative staff members at the College. Additionally, 11 FCEs were delivered by sessional instructors or an equivalent of 3.67 FTE faculty in 2017. The teaching FCE varies by year and program needs, where 2017 saw the addition of a new limited-term, three-year appointment and an additional limited term appointment arrived in 2018. The Cinema Studies Institute also hires doctoral students for teaching (including summer teaching) to a much larger degree. The two CLTAs have timed out: subsequently, one was hired in a permanent, full-time capacity to replace a full-time Associate Professor who left for UTM; the other was converted to Permanent Part-Time (at 75%) once their CLTA term ended. Additionally, CSI was given approval to hire one more full-time CSI faculty member starting in July 2019. This in fact resulted in three hires: one replacement hire, one net new assistant professor, and one senior opportunity hire, at the rank of full professor

The number of Innis College Advancements staff increased by 1 FTE with the hiring of a Communications Officer, and the CAO's staff complement grew by an additional FTE for Financial Services. To fulfill demand, an administrative role was also created for a student IT help desk, staffed by students and supervised by the Innis IT Coordinator for meeting the connectivity, printing, and general IT support needs of the student body.

Cinema Studies Institute

Relevant COU Category	2018 FTE	2022 FTE	<i>Notes</i>
3, 4.1 Faculty-Tenured Stream	5.0	9.0	
4.1 Faculty-Teaching Stream	3.0	2.0	
Academic FTE	8.0	11.0	
4.1 Cross appointed		2	<i>with <.49 appt w/ CSI</i>
4.1 UTM/UTSC	4	6	
4.1 Sessional Instructors	10	12	
4.4 Administrative Staff FTE	1.0	2.0	
Grad Students (PhD)	34	48	
Grad Students (Masters)	11	11	
1, 3, 4.3, 5.4, 11 Graduate Student FTE	45	59	

Writing & Rhetoric

Relevant COU Category		2018 FTE	2022 FTE	Notes
3, 4.1	Faculty-Tenured Stream			
4.1	Faculty-Teaching Stream	3.0	3.0	
Academic FTE		3.0	3.0	
4.1	Sessional Instructors		4.0	<i>Not included in analysis</i>
4.4	Administrative Staff FTE	0.5	0.5	<i>1.0 FTE Shared with Urban Studies</i>
Sub-Total		3.5	3.5	

Urban Studies

Relevant COU Category		2018 FTE	2022 FTE	Notes
3, 4.1	Faculty-Tenured Stream			
4.1	Faculty-Teaching Stream	2.0	2.0	
4.1	CLTA	1.0		
Academic FTE		2.0	2.0	
4.1	Sessional Instructors	2.0	2.0	<i>Not included in analysis</i>
4.4	Administrative Staff FTE	0.5	0.5	<i>1.0 FTE shared with W&R</i>
Sub-Total		2.5	2.5	

Innis College Administrative Staff

Relevant COU Category		2018 FTE	2022 FTE	Notes
4.4	Registrar's Office	5.0	5.0	
4.4	Advancement & Communications	3.0	4.4	
4.4	CAO's Office	6.0	9.0	<i>Includes full-time AV staff</i>
4.4	Principal's Office	2.0	3.0	
4.4	Librarian	1.0	1.0	
	Student Life	2.0	4.0	<i>Includes Counting Dean of Students, AD Student Life, Student Life Coordinator, AD Community Wellness.</i>
	Residence staff	4.0	6.0	
Academic Staff FTE		23.0	32.5	

III. Project Description

a) Vision Statement

Founded in 1964, Innis College was established during a period of growth and transition at the University of Toronto, its formation signaling a new era of undergraduate education. Dedicated to parity governance, which gives students a strong voice in College decision-making, Innis has always been distinctly student-focused. Home to notable interdisciplinary programs, and an incubator for experiential learning, it has consistently fostered innovation in teaching and research. One of the first Colleges to invite late-stage learning communities into its space and to integrate graduate and undergraduate instruction, Innis has broken down barriers and sought out new frameworks for education.

Originally home to several hundred students, Innis now boasts a population of 2,214. Its suite-style residence offers an attractive alternative to dorm-style on-campus living and an array of student life opportunities, while its renowned registrarial services are tailored to a student's year of study. Over the years, Innis has prided itself on meeting students' needs by discerning those needs and devising services to best address them. In light of the success of Innis's student-oriented approach, one facet of the College has fallen far short of its aims: the physical plant of the College, constructed in 1974, was designed to serve a student population of 800. The current space of the College is demonstrably inadequate, resulting in insufficient study, meeting, and instructional space for students, which compromises their College experience.

Ironically, Innis College, propelled by a principle of equity for its students, has seen limitations of the physical plant translate into a substandard infrastructure for the delivery of the College's superior student resources.

The projects and planning initiatives envisioned for the College will transform the nature of student learning and support to the level that the Innis student body deserves, reinforcing the Innis values of innovation, collaboration, and community-building that have been the bedrock of the College since its inception. With an expansion for Innis, we envision a transformed College offering integrated student-learning services, primarily through an expanded and reconceptualized library. The current library space, constrained by the limitations of the original design of the College building, is not only largely inaccessible, but offers few student study spaces, spread awkwardly over three levels. Moreover, the space constraints mean that collection storage vies with room for student study space. In the current configuration, there is no room for the integration of the other valuable student learning services that the College offers, including the Writing Centre, Student Life programming, and embedded learning and accessibility strategists. We envision a new, expansive library and study centre space that would incorporate and integrate all of these services, offering students of the College an easy way to gain access to learning aids and College-supplied expertise.

The expansion would also offer the opportunity for expanded study spaces and common areas, again functionally integrated into the primary food service facility, to provide College students with an easy way to eat, study, and relax in conjoined spaces. Moreover, expanded student meeting space and offices would mean that the various clubs and student organizations that form the backbone of the student experience at the College would no longer be forced into cramped, shared spaces. These student groups, along with the commuter student population, can finally lay claim to the types of dedicated spaces that students at other Colleges take for granted.

The expansion that this project envisions, then, will provide expansive and functional study and gathering spaces for students, including adequate room for student government and program union activities, a dynamic food service facility, new cutting-edge classrooms, and office space to serve a burgeoning complement of instructors and staff, all incorporated into a design that respects the College's heritage and observes the newest standards of environmental stewardship. This project will help equip Innis students for the demands of contemporary post-secondary education, while enhancing the spirit of community and student involvement that have been hallmarks of the Innis experience for over fifty years.

b) Statement of Academic Plan

Academic Role of the College

The Colleges are intellectual and social communities of students, faculty, and staff that contribute to the advancement of learning at the University of Toronto. They provide opportunities for personal learning and friendships, making it possible for members of the University of Toronto to enjoy the advantages of both a small College and Canada's largest urban research university. The College system is one of the distinctive features of the St. George campus. Every Arts and Science student is a member of a College, whether in residence or not.

As one of the Constituent Colleges, Innis College plays a key role in education in its broadest sense. The College houses two academic programs, Urban Studies and Writing & Rhetoric, as well as the EDU:A Cinema Studies Institute, that bring together scholars from different disciplines; in this way, the College functions as a catalyst for intellectual interaction. A further enhancement to the College learning experience exists in the form of Innis One, a foundation-year program for first-year A&S students, which was initiated in 2011. In addition to offering its own programs, Innis supplements other formal programs of the University with its library resources and with academic services and other activities that promote and improve the skills necessary for effective academic study.

Innis College is home to 2,214 students, each of whom is enrolled in a program in the Faculty of Arts and Science. Approximately 30 faculty members, either full-time permanent or sessional, teach at the College, using sole-occupied or shared offices. Additionally, 25 staff members have offices in the main College building, which also serves as the main meeting place for the Innis College Student Society, two academic student unions, the College newspaper, and the student commuter community. Innis provides

extensive opportunities for undergraduate student engagement in research, and increasingly, support for graduate education through the Cinema Studies Institute.

Innis College participates in the recruitment of students to the Faculty of Arts and Science and the University. Innis also offers registrarial and student life services, and cultural and social activities; it provides residence spaces and welcomes international students. Innis offers its own scholarships, bursaries, and grants. The College has a specific, though not exclusive, responsibility for the nurturing of undergraduate students, particularly at stages of transition to, within, and from the University, and plays an important role in the development and delivery of advising services.

Cinema Studies Institute (CSI)

Cinema Studies has been an undergraduate program at the University of Toronto for over 45 years. In that time, it has grown from being a small interdisciplinary program highly dependent on departmental offerings to an Institute whose own course offerings constitute the vast majority of its curriculum. In 2023-24 CSI offered an undergraduate course complement of 31 separate courses with 111 sections (each course has a lecture or seminar discussion section and practicum/screening; in addition, CSI's larger courses have tutorials with enrolments ranging from 25 to 35 depending on class size. Beginning in the fall of 2007, CSI initiated an M.A. program and a new PhD program began in 2013. Both at the graduate and undergraduate level, CSI explores the full dimension of screen arts and culture and fosters excellence in research and teaching.

As an Institute affiliated with Innis College, CSI relies heavily on College infrastructure: the College supplies the media technicians and equipment necessary for successful instruction of cinema and media courses, while the bulk of the Innis Library's collection is devoted to cinema titles. Moreover, the Library works in close conjunction with UTL to ensure proper servicing of CSI; with the hire of an UTFA librarian in 2017, the collaboration of the Innis Library and Media Commons is expected to continue and expand, in alignment with the changed vision for the College Library.

The undergraduate program serves approximately 2,600 students across the full range of its courses (not including those cross-listed to the Institute). Of those, 307 are program students (Fall 2018). CSI has experienced consistent undergraduate growth over the last decade, and with new offerings in digital media now on the books, growth is anticipated to continue. At the graduate level, CSI takes in approximately a dozen M.A. students each year, all of whom are enrolled in a one-year program. The Ph.D. program admits between 5 and 7 students each year.

The majority of the CSI courses are offered either in the Innis College building or the nearby Media Commons, located on the third floor of Robarts Library, as well as the Medical Sciences Building for the introductory course, whose enrolment exceeds the capacity of Town Hall. CSI is highly dependent on specially conceived classrooms and screening facilities, which have traditionally been offered by the College. Some limitations are imposed on course offerings, because most College classrooms (with the

exception of Innis Town Hall) cannot accommodate student numbers higher than 45, and several have a seating capacity of 20.

Urban Studies Program

Urban planners, engineers, economists, geographers, architects, and environmental scientists (to name a few) study the city from their specific theoretical and philosophical perspectives. The Urban Studies Program, based on recognition of this multidisciplinary component, aims to provide students with a multitude of lenses through which to observe, interpret, and understand urban life. The Program, in existence for over 45 years, studies cities by using several disciplinary approaches. It is also of interest to those students who wish to become involved in urban issues in Toronto. The Program offers an internship course placing students in the office of either a municipal politician, non-profit research group, or other governmental organization as part of its experiential learning program. In 2022, Urban Studies offered 15 separate courses (8.5 HCE) to 923 students. Eight of these courses were taught by sessional instructors.

Writing & Rhetoric Program

Innis College has played a leading role in providing undergraduate writing instruction at the University of Toronto, launching the first Writing Centre at any Canadian university in 1964 and offering the University's first multi-disciplinary writing course for credit in 1979.

The Minor Program in Writing and Rhetoric is built on a strong core curriculum of Innis courses that cover academic essay writing, rhetorical theory and analysis, critical thinking, creative writing, media analysis, and writing in the workplace. The Program also draws on relevant courses in a broad range of disciplines within the Faculty of Arts and Science, including commerce, computer science, economics, English literature, life sciences, philosophy, and political science. Students often find the Writing and Rhetoric minor to be a strategic complement to a major or specialist program in other disciplines. In 2022, 23 sections (HCE) of 12 distinct courses were offered to 551 students. Twelve of these course sections were taught by sessional instructors.

Innis One: The Creative City

Drawing from the College's three academic programs – Cinema Studies, Urban Studies, and Writing and Rhetoric – Innis One encourages students to develop their creative and critical capacities by exploring the dynamism of the urban environment. By reaching beyond the walls of the academy to engage in an imaginative, inquiry-based, and civic-minded learning experience, students will gain a greater appreciation of the interplay between film, writing, and urban landscapes. Small seminars featuring films, guest lecturers, and special field trips offer a unique experiential learning opportunity that also helps students to develop writing, research, and analytical skills. Students enroll in two of the four half-credit courses offered, with class enrollment limited to 25 students.

In the winter 2018 term, the Innis One Program offered a course to complement the pre-existing INI102H1, "Telling the Stories of the City: Writing Creative Non-Fiction," bringing the total number of discrete half-courses in the program to four. The new course was entitled INI106H, "Telling the Stories of

the City: Writing Literary Journalism.” This was the first literary journalism course offered in the Faculty of Arts and Science.

FYF@Innis

In 2019, the Principal spearheaded a new initiative wherein 13 FAS departments (from across the disciplinary spectrum) selected one of their first-year seminar offerings (recently relabelled “FYF” seminars) to participate in a pilot project with Innis College. In this partnership, the instructors of these seminars would receive support from various of the College’s student services (such as the Innis Library, the Innis Writing Centre, and the Learning Strategist) to assist the enrolled students in such areas as writing skills, research, and time management. The thirteen instructors would also form a loose-knit community of practitioners, who would share with their peers ideas about pedagogy directly related to first-year instruction. The College offered, whenever possible, to ensure that the courses would be taught within the College building, and coordinated the aforementioned interactions of the participating professors, while also connecting them to the relevant student-support services. In exchange, Innis College students receive priority registration status in these select FYF courses for a seven-day window. The Pilot proved quite successful, and has been renamed FYF@Innis. A rotating group of 13 diverse FAS seminars continues to be featured as part of the program.

College Enrollment/Faculty/Graduate Growth

The addition of the PhD program in Cinema Studies, when new students arrived in September 2013, has increased the graduate student population and demands on the facility. It has also driven the demand for a greater number of higher quality student study, lounge, and work spaces. The addition of the PhD program has added to the profile and reputation of the Cinema Studies Institute and Innis College, especially with the increase in high-profile events held in Innis Town Hall. Similarly, Urban Studies and Writing & Rhetoric are projected to increase incrementally, following the historic trends demonstrated.

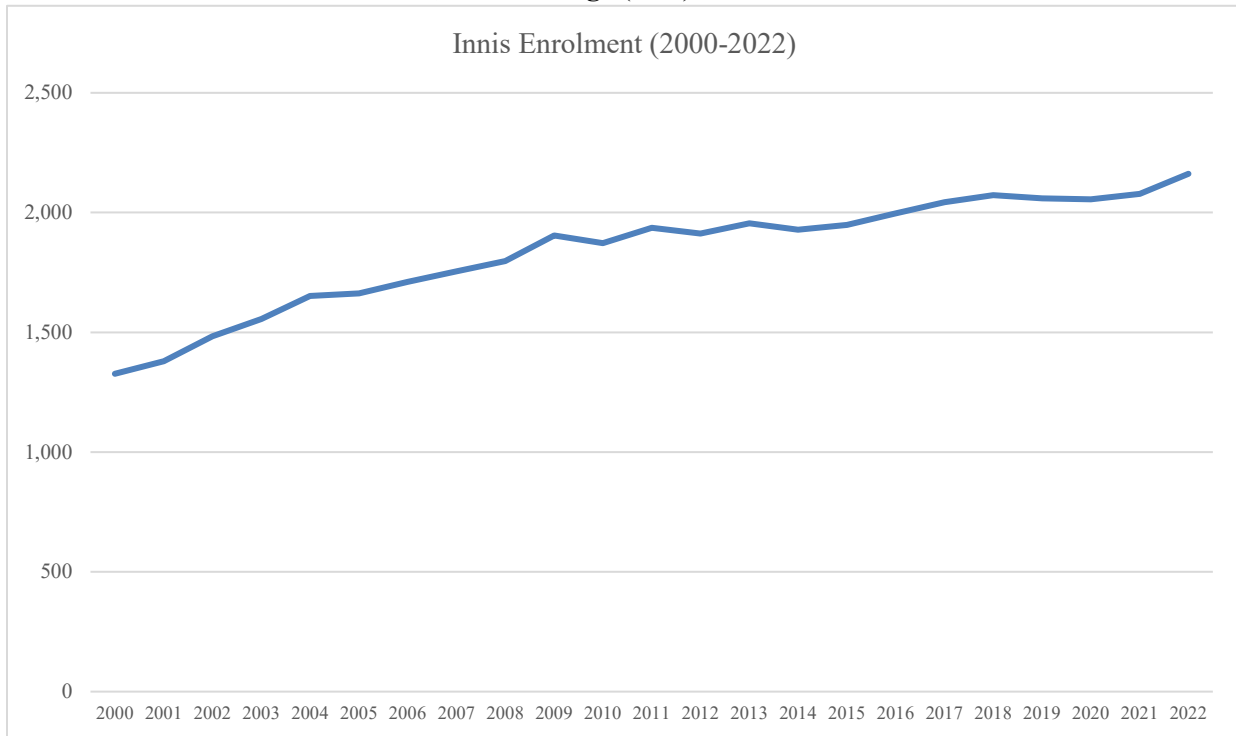
Innis College Undergraduate Student Enrollment

As the tables below illustrate, there has been a steady trend of enrollment growth within Innis programs as well as Innis College registrations from 2008 to 2016. While undergraduate enrollment across the St. George campus and the Faculty of Arts & Science in general is not planned to increase significantly in the coming years, based on recent and historical trajectories, some enrollment increases may be projected as a contingency. It may also be the case that even if undergraduate numbers in A&S stay static or decline, the number of students allocated to each College may change, resulting in a slightly higher population at Innis. Extrapolating from the last 17 years, where the College has witnessed a remarkably steady growth in the student population of about 50 students per year, Innis anticipates enrolling 2,300 students in Fall 2023.

Distribution of Undergraduate Program Student Enrollment by Innis Program (HC)

Fall	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Cinema Studies (Specialist)	46	46	55	70	67	56	48	50	57	49	46
Cinema Studies (Major)	191	178	173	185	183	187	175	185	183	205	188
Cinema Studies (Minor)	94	102	90	95	97	80	84	91	102	104	105
Cinema Studies - Subtotal	331	326	318	350	347	323	307	326	342	358	339
Writing & Rhetoric (Minor)	203	213	230	215	208	176	150	151	160	161	171
Writing & Rhetoric - Subtotal	203	213	230	215	208	176	150	151	160	161	171
Urban Studies (Specialist)	7	6	5	5	5	3	3	1	3	4	6
Urban Studies (Major)	102	89	104	96	114	92	91	82	93	102	123
Urban Studies (Minor)	88	88	85	96	122	100	101	101	95	95	105
Urban Studies - Subtotal	197	183	194	197	241	195	195	184	191	195	234
Total (Undergraduate)	731	722	742	762	796	694	652	661	693	714	744

Total Student Enrollment Growth, Innis College (FTE)



With Innis College’s commitment to accepting 7.5% of the overall enrollment of Arts & Science students, it is anticipated that as A&S grows, so too will Innis College’s own enrollment. By conservative measure, the three academic programs housed at Innis experienced 3% average annual growth over the 10-year period between 2008 and 2018. Extrapolating a similarly conservative growth for the next five years, by 2023 the College will enroll an additional 120 students in the three programs combined, for a total enrollment of 772 students.

Later Life Learning Program

Later Life Learning (LLL) is a non-profit organization dedicated to the provision of quality education to a community of learners of retirement age. For over thirty years, LLL and Innis College have had an agreement that sees LLL rent Innis Town Hall and other College spaces during the academic year. LLL provides support to students through generous donations to scholarships and the College’s annual fund. The arrangement between LLL and Innis College is mutually advantageous, as both communities benefit from their shared interaction. LLL’s presence within the College expands the sense of community to include those from outside the university, with a shared dedication to core values of learning and equity.

With an LLL scholarship endowment totalling over \$1.2M, awards from the organization comprise 1/5th of all scholarships for Innis College students (and 2/5th of all awards for students with financial need). LLL has also contributed generously to supporting the World University Service of Canada (WUSC) refugee students at Innis, as those students make an important financial transition from first to second

year. And, for thirty years, LLL members have helped the College through volunteerism, particularly on Innis College Council and its Boards and Committees.

Enrichment Through Ancillary Events

The wide range of ancillary events held at Innis Town Hall serves to enrich the programs offered by the Institute and College by attracting distinguished film producers and directors, authors, and governmental officials for forums of discussion and debate. In the period from July 2017 to June 2018, there were a total of 2,000 event hours booked in Innis Town Hall (350 internal and external event bookings), and 300 event hours booked in Innis Room 222 (75 internal and external event bookings). As more groups resume to in-person instruction and gathering, the usage of Town Hall and Room 222 is returning to pre-pandemic levels.

Student Services

Services offered at Innis include: Office of the Registrar, Office of Student Life, Writing Centre, Library + Computer Lab, Career Mentorship Program, InSIGHT, and locally “embedded” advisors from UofT Student Services.

The Registrar’s Office is the focal point for academic, financial, personal, and related advice and problem-solving. With 5 FTE staff, they hold over 2,000 one-to-one student appointments (including virtual) per year and provide over 3,000 instances of email advising.

The role of the Dean of Students expanded in 2009 from residence-based services to those provided to the College as a whole. Today there is a comprehensive Student Life program, including leadership, mentorship, personal development, community outreach, and life skills programming, as well as an international student portfolio. Many students lead committees in the Student Life program.

Many other students are employed around Innis College. There are over 40 Work-Study placements per year for students, offered through the Innis Town Hall, Library, Alumni Office, Communications Office, Registrar’s Office, front desk of the Innis Residence, and as part of the student staff of the Office of Student Life at Innis.

c) Space Requirements, Program and Functional Plan

Space Requirements

The College’s space inventory is compared to the space generated using the Council of Ontario Universities (COU) guidelines*, with the data determined by relying on the existing complement of faculty, staff and students (identified under Occupant Profile). Input measures, defined within the COU’s “Building Blocks,” are used by all Ontario postsecondary institutions for this purpose.

U of T's space falls into two groups: teaching, research, and office space (under the jurisdiction of the College); and that generated for facilities that are considered campus-wide resources (i.e., classrooms and study space). Student space is also available campus-wide. However, given that a College represents a unique academic model within the University of Toronto, one that strives to create a coherent community within the broader campus, a portion of club, student study, lounge, and other student amenity spaces are included in the analysis and have been prorated in relation to the other U of T Colleges.

A comparison between actual and generated space, at the time of planning, highlights a deficit of space, with an existing inventory of 60% of what is currently generated using the COU formulae adjusted to suit the College model. As described previously in this report, this discrepancy speaks to the overall growth in enrollment of Innis College and its programs since the facility's construction in 1974.

Comparison of Existing to Generated Space

Space Category	Cat.	Existing Inventory (nasm)	COU Generated	% I/G	Net Difference
Office Space (Innis College, incl. space at Innis Residence)	4.0	584.5	562.5	104%	22.0
Office Space (Cinema Studies Institute)	4.0	159.0	431.3	37%	-272.3
SUBTOTAL - Academic & Administrative		743.5	993.8	75%	-250.3
Library Facilities*	5.0	126.9	201.9	63%	-75.0
Food Services (Ancillary)*	7.0	158.4	162.3	98%	-3.9
Non-Library Study Space*	11.0	187.1	294.5	64%	-107.4
Student Activity Space (Club/Lounge)*	14.0	55.2	235.2	23%	-180.0
SUBTOTAL - Additional College & Campus Facilities*		527.6	893.9	59%	-366.3
SUBTOTAL		1,271.1	1,887.7	67%	-616.6
Classrooms (Innis College)	1.0	363.2	266.4	136%	96.8
Classrooms (LSM)	1.0	202.1	272.0	74%	-69.9
SUBTOTAL – Classrooms		565.3	538.4	105%	26.9
TOTAL - Facility Area		1,836.4	2,426.1	76%	-589.7

* Generated in 2018

Proposed New Space

Space Category	Cat.	Existing Inventory to Remain (nasm)	Deduct Area to be Demolished or Vacated/Repatriated (nasm)	Proposed New Addition (nasm)	Proposed Inventory (nasm)
Office Space (Innis College, incl. space at Innis Residence)	4.0	459.6	-124.9	60.8	520.4
Office Space (Cinema Studies Institute)	4.0	150.3	-8.7	0.0	150.3
SUBTOTAL–Academic & Administrative		609.9	-133.6	60.8	670.7
Library Facilities*	5.0	126.9	0.0	241.3	368.2
Food Services (Ancillary)*	7.0	47.6	-110.8	158.1	205.7
Non-Library Study Space*	11.0	154.9	-32.2	379.8**	534.7
Student Activity Space (Club/Lounge)*	14.0	87.4	32.2		87.4
SUBTOTAL–Additional College & Campus Facilities*		416.8	-110.8	779.2	1196.0
SUBTOTAL		1,026.7	-244.4	840.0	1,866.7
Classrooms (Innis College)	1.0	363.2	0.0	0.0	363.2
Classrooms (LSM)	1.0	202.1	0.0	189.6**	391.7
SUBTOTAL–Classrooms		565.3	0.0	189.6	754.9
TOTAL–Proposed Inventory		1,592.0	-244.4	1,029.6	2,621.6

* Generated in 2018; ** Includes Shelled Space

Comparison of Proposed to Generated Space

Space Category	Cat.	Proposed Inventory (nasm)	COU Generated	% P/G	Net Difference
Office Space (Innis College, incl. space at Innis Residence)	4.0	520.4	562.5	93%	-42.1
Office Space (Cinema Studies Institute)	4.0	150.3	431.3	35%	-281.0
SUBTOTAL - Academic & Administrative		670.7	993.8	67%	-323.1
Library Facilities*	5.0	368.2	201.9	182%	166.3
Food Services (Ancillary)*	7.0	205.7	162.3	127%	43.4
Non-Library Study Space*	11.0	534.7	294.5	182%	240.2
Student Activity Space (Club/Lounge)*	14.0	87.4	235.2	37%	-147.8
SUBTOTAL - Additional College & Campus Facilities*		1,196.0	893.9	134%	302.1
SUBTOTAL		1,866.7	1,887.7	99%	-20.9
Classrooms (Innis College)	1.0	363.2	266.4	136%	96.8
Classrooms (LSM)	1.0	391.7	272.0	144%	119.7
SUBTOTAL – Classrooms		754.9	538.4	140%	216.5
TOTAL - Facility Area		2,621.6	2,426.1	108%	195.6

* Generated in 2018

Comparison of Student Space by Constituent College (2018/19)

Space Category	New College (nasm)	University College (nasm)	Woodsworth College* (nasm)	Innis College (nasm)	Innis College Proposed (nasm)
5.4 Library Study Space	573	500	10	100	162
5. Subtotal	573	500	10	100	162
11.1 Formal Study Space	0	81	843	41	86
11.2 Informal Study Space	479	386	413	164	484
11. Subtotal	479	467	1,256	205	570
14.1 Student Office & Support	208	290	127	55	87
14.2 Recreational Facilities & Service	118	15	0	0	0
14. Subtotal	325	306	127	55	87
Subtotal U/G Student Space	1,377	1,273	1,393	359	819
	FTE	FTE	FTE	FTE	FTE
Enrolment (Fall 2017)	4,640	4,147	4,683	2,044	2,044
Total Student Space (nasm) per FTE	0.30	0.31	0.30	0.18	0.40

*Woodsworth College student space total includes increases following future project completion.

In order to reflect current space inventory classification, study space Categories 5.5 and 14.3 have been combined as part of the new Category 11 Non-Library Study Space as per COU 2016.

Woodsworth College is also planning a new addition, which will address its student space shortfall. The project's construction timeline will be similar to Innis's. University College's revitalization project, including student, library, classroom, cafe and event space, was completed in 2020.

In order for Innis College to meet the stated aspirations of providing sufficient student space of high quality, a net increase of 290 nasm would achieve an FTE/nasm of student space ratio of 0.40 (based on 2018 COU analysis). Through consultation with the Innis community and review of the constituent UofT Colleges, it was determined that a baseline of student space infrastructure is needed before a direct comparison is possible. Therefore Innis, with an area of half the size of its peers, has been provided with a slightly higher ratio in this instance than its neighbours. It's worth noting here that the student population has grown to 2,214 by 2022, so this ratio drops down to 0.37 for the project being realised. The College seeks to address this space deficiency through the construction of the new addition while making improvements within their existing footprint through upgrading and optimizing existing areas.

Instructional Spaces

The Town Hall is primarily used during the daytime hours of the academic year as a lecture hall for Cinema Studies, Urban Studies, Writing and Rhetoric, and the Later Life Learning program. Films are screened in the Town Hall as an important component of the required Cinema Studies Institute courses.

The Town Hall is also a sought-after venue for community groups, film festivals, and other academic units holding events; for instance, both the Munk Centre and the Jackman Humanities Institute are regular users of the venue. The combined average weekday evening and weekend usage is approximately 72 hours per week. In 2018/2019, the Town Hall was scheduled for academic instruction at 29 hours of 33 available per week (the COU guideline is a minimum of 30 hours per week). Utilization of the Innis Screening Room 222 in 2018/2019 was planned at 46 hrs/week of 53 available. The COU benchmark for utilization is a minimum of 30 hours per week for a 57-hour week, Monday to Friday, with a seating occupancy at a minimum of 70% of the room's overall capacity.

Screening spaces at Robarts Media Commons are also very well used by CSI; however, there is no priority booking system, leaving advance scheduling open to vulnerability.

The LSM classrooms overall are somewhat underutilized (on average 35 hrs/week for Fall 2018), though disproportionately in the rooms in the west wing, which are less desirable. These would see improved usage through revisions to the furnishings and A/V equipment. Improved spacing and seating configurations to all rooms would result in lower seating capacities and might in turn require adjustments to section sizes for course scheduling.

Academic & Administrative Space

Cinema Studies Institute (CSI)

There are eleven full-time and 2 cross-appointed Cinema Studies Institute faculty; as well as six additional graduate faculty, through contractual arrangements with UTM and UTSC; and 5 sessional instructors. CSI has 2 full-time staff. CSI's complement of graduate students is 11 FTE MA students and 48 FTE PhD students. At the undergraduate level, 191 students declared Cinema Studies as their Major, 109 as a Minor and 47 as Specialists. All graduate students have teaching assistant positions (some for more than one course), and 8-12 grad students have additional research assistant positions at any given time. 31 separate courses were delivered in 2023-24 (111 individual sections, 2,598 enrolled) at the undergraduate level and 13 separate courses (35 enrolled) at the graduate level. CSI also runs courses during the summer session.

The Institute is large relative to the two Innis programs; most of the faculty offices at Innis are assigned to CSI faculty (10 dedicated faculty offices, 1 shared faculty office, as well as 2 dedicated staff offices). There is currently no dedicated graduate student office and study space at the College. PhD and MA students use available areas within the Library (carrels and lockers) and a lounge space. CSI has housed PdFs outside of the College, in the past, and is currently reluctant to sponsor PdFs due to lack of space.

COU Category	EXISTING OFFICES	Existing FTE	COU Input Nasm	Generated Nasm (G)	Existing Inventory Nasm (I)	I/G
4.1	FTE Faculty*	11	12	132.0	102.8	78%
4.2	FTE Research (PdF)	1**	12	12.0	0	
4.3	FTE Grad Students	59	3	177.0	0	
4.4	FTE Non-academic	2	12	24.0	18.1	75%
4.5	Office Support	345 sm	0.25	86.3	25.8	30%
TOTAL				431.3	146.7	34%

* The 11 Faculty FTE includes 2 Faculty that currently have office space elsewhere on campus connected to Director roles (until mid-2023 and 2026), as well as the Principal of Innis College. However, planning should anticipate office need for the full Faculty complement.

** CSI currently has one visiting doctoral student using their supervisor's office.

The existing inventory includes 146 nasm office space. CSI shortfall is significant at 34% of COU-generated space. Further, 2 cross-appointed faculty, 6 from UTM/UTSC, and 5 sessional instructors do not generate space in a COU analysis but require shared office space above and beyond full-time appointments.

COU Category	PROPOSED (EXISTING OFFICES TO REMAIN)	Existing FTE	COU Input Nasm	Generated Nasm (G)	Proposed Inventory (Existing to Remain) Nasm (P)	P/G
4.1	FTE Faculty*	11	12	132.0	94.1	71%
4.2	FTE Research (PdF)	1**	12	12.0	0	
4.3	FTE Grad Students	59	3	177.0	0	
4.4	FTE Non-academic	2	12	24.0	18.1	75%
4.5	Office Support	345 sm	0.25	86.3	25.8	30%
TOTAL				431.3	138.0	32%

The future space inventory for CSI is reduced to 11 offices (9 faculty + 2 staff), and one shared office, as a result of this project. Three proposed CSI offices were removed from scope during value engineering, and an existing faculty office (Rm 325) will be demolished to create a connection to the new addition. The office space shortfall for FTE faculty, plus the identified additional office need \, will have to be addressed within the College.

Urban Studies

While the Urban Studies program has a relatively small complement of faculty (2 full-time, and 6 sessional instructors), it still finds itself squeezed for office space, with sessional instructors forced to share space with TAs. The program featured 10 courses and 91 declared Majors, 101 Minors and 3 Specialists within the program for the Fall 2018 term. Starting in 2017, the program began to experiment with summer course instruction. It is a program that needs collaborative workspace and that often works with community organizations from outside the College. Having a readily accessible space to host

community groups would assist in strengthening and expanding the program. These same organizations also host a large number of the Urban Studies students in work placement positions throughout the year.

Writing & Rhetoric

Writing & Rhetoric has a staff complement similar to Urban Studies (3 full-time teaching-stream positions, and 4 sessional instructors). Though only a Minor program, its student numbers rival that of Urban Studies, with 150 declared program students. The program offered 9 courses in the Fall 2018 term and typically offers three summer courses. The writing-intensive nature of many W&R courses, especially at the upper level, means that class sizes must be kept at a manageable level. The program recently undertook a curriculum revision with the long-term goal of expanding to a Major.

Innis One: The Creative City

Students enroll in two of the four half-credit courses offered, with class enrollment limited to 25 students. The Innis One Program relies on 3 sessional instructors to deliver its course offerings.

Additional College Activities

Summer orientation of Innis students currently takes place in part offsite, due to a lack of appropriate space at Innis. Taking this into account, College convocation activities could be expanded through the provision of sufficient space at Innis. In the summer of 2018, Innis College, in collaboration with New College, started to offer a self-funded summer IEP program. The initial student cohort was 25 students, with aim of increasing the number in subsequent years. New College has offered its own IEP program for years. The partnership was not sustainable, because of the drain on summer residence space, which the College depends upon for revenue.

Innis College Academic and Administrative Offices

COU Category	EXISTING OFFICES	Existing FTE	COU Input Nasm	Generated Nasm (G)	Existing Inventory Nasm (I)	I/G
4.1	FTE Faculty (W&R + US)	5	12	60.0	67.3	112%
4.2	FTE Research (PdF)	0	12	0.0	0.0	
4.3	FTE Grad Students	0	3	0.0	0.0	
4.4	FTE Non-academic	32.5	12	390.0	270.0	69%
4.5	Office Support	450 sm	0.25	112.5	230.0	204%
TOTAL				562.5	567.3	101%

The existing inventory includes 464 nasm office space at Innis College and 103 nasm office space at Innis College Residence. This does not include space currently assigned for sessional instructors for both the Writing & Rhetoric and Urban Studies programs, totalling 31 nasm.

COU Category	EXISTING + PROPOSED OFFICES	Proposed FTE	COU Input Nasm	Generated Nasm (G)	Proposed Inventory (Existing to Remain) Nasm (P)	P/G
4.1	FTE Faculty	5	12	60.0	54.0	90%
4.2	FTE Research (PdF)	0	12	0	0	
4.3	FTE Grad Students	0	3	0	0	
4.4	FTE Non-academic	32.5	12	390	220.0	56%
4.5	Office Support	450 sm	0.25	112.5	205.0	182%
TOTAL				562.5	479.0	85%

Proposed inventory includes 418 nasm of existing office space, slated to remain and 61 nasm proposed in the new addition. The Innis College Residence space will be repatriated.

Space Program (Comparison showing modified, deferred, and shelled scope)

Proposed Space Program	COU Cat.	Area (nasm)	Qty	PREVIOUS RFP Total (nasm)	REVISED VE 100% DD	Floor
Food Services						
Innis Café Servery	7.1	48	1	48	32.7	1
Innis Café Dining / Study Area*	7.1	180	1	90	120.3	1
Innis Café Support Areas	7.2	-	1	180	5.1	1
				318	158.1	
Student Club & Study Space						
Student Executive / Clubs Offices	14.1	88	1	88	-	-
Student Executive / Clubs Storage	14.1	16	1	16	-	-
Kitchenette	14.1	10	1	10	-	-
Micro Meeting Room	14.1	6	3	18	-	-
Meeting Room (multi-purpose)	14.1	24	1	24	-	-
Individual Studio	11.1	9	2	18	-	-
Group Studio	11.1	32	1	32	-	-
Linear Study Lounge	11.2	16	1	16	-	-
Student Lounge	11.2				16.7	2
Open Study Area	11.2				69.1	2
Group Study Room	11.2		1		17.8	3
Innis Café Dining / Study Area*	11.2	180	1	90	137.6	1
Commuter Lounge	11.2	70	1	70	100.5	1
Rooftop Patio (Indoor)	14.2	62	1	62	38.1	R
				444	379.7	

* Area prorated to 50% Innis Café and 50% Study Space by time

Proposed Space Program (Cont.)	COU Cat.	Area (nasm)	Qty	PREVIOUS RFP Total (nasm)	REVISED VE 100% DD	Floor
Library & Study Centre						
Closed Stacks (Cinema Studies)	5.1	48	1	48	39.8	2
Periodicals / Reading Room / Study	5.4	114	1	114	94.4	2
Writing Centre Office**	5.2	12	1	12	-	-
Writing Centre Workroom	5.2	6	3	18	22.8	2
Librarian's Office**	5.2	12	1	12	11.6	2
Library Staff Room	5.3				6.2	2
Circulation Desk	5.2	8	1	8	16.2	2
Copy / Print / Storage	5.3	12	1	12	11.4	2
Study Space / Computer Lab	5.4	114	1	114	26.4	2
Archival Cinema Storage	5.1	24	1	24	-	-
Group Study Room (Small)	5.4	12	1	12	-	-
Group Study Room (Medium)	5.4	16	1	16	-	-
Group Study Room (Large)	5.4	20	1	20	-	-
Micro Study Room	5.4	6	2	12	12.5	2
				422	241.3	
Student & Academic Space						
PhD Student Office (large)	4.3	48	1	48	-	-
Graduate Offices / Research Space**	4.3	12	2	24	-	-
Meeting / Project Room	4.3	24	1	24	-	-
				96	0.0	
Faculty / Sessional Office**	4.1	12	8	96	8.3	2
Meeting Room	4.5	36	1	36	-	-
				132	8.3	
Department Support Staff Office**	4.4	12	5	60	8.2	2
Office of Student Life Admin**	4.4	12	3	36	26.6	2
Office of Student Life Workstation	4.4		1		5.6	2
Kitchenette (Shared Student/Staff)	4.5		2		12.1	2,3
Meeting Room	4.5	16	1	16		-
Staff Lounge / Photocopy/Mail/Storage	4.5	12	1	12		-
				124	52.5	
Classrooms						
LSM Classroom	1.2	46	1	46	56.1	3
LSM Classroom	1.2	68	1	68	56.5	3
LSM Classroom	1.2	90	1	90	77.0	3
LSM Active Learning Classroom	1.3	154	1	154		-
				358	189.6	
Space Program for the New Construction & Renovated Areas =				1,894	1,030	

Innis College generates a total of 1,888 nasm of space (COU Categories 2 to 14), with adjusted additional requirements to meet the student space needs particular to the College model. This represents a deficit of 617 nasm relative to the College’s current inventory of 1,271 nasm. Following project completion, when Innis College, Spaces & Experiences, and Learning Space Management (LSM) areas are combined, the total assignable area on the site will be equal to 2,622 nasm, an overall net increase of 889 nasm.

The space program of 1,030 nasm is to be distributed within newly constructed or renovated areas. The new construction is proposed to be accommodated within a 3-storey building envelope above grade, and a small penthouse on the rooftop, enlarging the West Wing of Innis College, expanding the crush space outside Town Hall, and creating a connection into the East Wing. The estimated gross area of the new construction is 2,328 gross square metres (gsm).

In order to accommodate the proposed expansion on site, the existing 1970s extension behind the Victorian house-form is to be demolished and the unaffected portions of the house-form, 742 gsm, retained and connected to the addition.

The scope previously included renovations to the existing East Wing of the College to the order of 388 gsm of area, currently occupied by the library and adjacent spaces, and enhancements to the St George Street frontage and entrance. This scope has been deferred to a future project, while including some of the accessibility upgrades from this East-Wing changes into the renovation of the West Atrium.

As the newly constructed and renovated areas will tie directly into the existing building, but will also have to accommodate the circulation needs and new mechanical space required within a limited area; after all work is complete, the Innis College building is estimated to provide 2,622 nasm or 5,386 gsm, yielding a nasm-to-gross factor of 2.05.

Demolition & Renovation (West Wing)

Assigned areas within the building’s existing West Wing to be demolished, renovated, or repurposed include:

Level	Rm	Department	COU Category	Room Name	Nasm
1	102	Ancillary S.	7.1 Food Facilities	Café (Kitchen and Service Counter)	34.3
	109	Ancillary S.	7.1 Food Facilities	Innis Café	76.5
					110.8
3	308	Innis College	4.1 Academic Offices	Faculty Office (Urban Studies)	13.1
					13.1
Total Program Area to be Demolished, Renovated, or Repurposed (West Wing) =					123.9

Demolition & Renovation (East Wing)

Assigned areas within the East Wing of the existing building, to be removed, include:

Level	Rm	Department	COU Category	Room Name	Nasm
2	233	Innis	4.4 Admin. Office	Tech. Facilities Office (Innis)	8.8
3	325	CSI	4.1 Acad. Office	Faculty Office (Cinema Studies)	8.7
Total Existing Area to be Demolished (East Wing) =					17.5

Repatriation from Innis Residence

Administrative offices to be repatriated from Innis Residence:

Room	Cat	Subcategory Description	Room Name	Seat Capacity	Shared Area
127E	4.4	Departmental Support Staff Office	Assistant Dean - Student Life/Coordinator	1	14.3
127D	4.4	Departmental Support Staff Office	Assistant Dean - Community Wellness	1	13.5
127C	4.4	Departmental Support Staff Office	Learning Strategist	1	12.8
127B	4.4	Departmental Support Staff Office	Residence Life	1	13.1
127A	4.4	Departmental Support Staff Office	Accessibility Advisor	1	12.5
Total					66.2

Program Elements

Innis Library & Study Centre:

The existing Library has suffered due to its location. It is under-visited by most College students, and due to its location adjacent to CSI, it is more closely associated with this program alone. A relocated and renewed Library and Study Centre will form an integral part of the College experience. In addition to the Library's unique collection of resources available to students and faculty, the new Library will incorporate a diverse range of study spaces, bookable group study rooms and computer lab, as well as the Writing Centre and related support areas, including (in an adjacent space) elements of the Office of Student Life.

The library's collection is specific to Innis College programs and includes: Cinema Studies print materials for research and assignments; the Ph.D. Collection, geared specifically to comprehensive exams; Innis College course reserves; and the Graphics / Animation kiosk. The new combined Library and Study Centre will also accommodate the development of a collection specific to the Writing & Rhetoric program. The Librarian, with extensive knowledge of the UTL systems, libraries, and services, as well as a diverse range of online research tools, provides a valuable staff resource and unique opportunities for increased interaction between the Media Commons and UTL systems.

Additional uses in the Library will include a copy/scan/print station as well as an open computer lab featuring stations for digital media viewing, workstations, and gaming stations. The design of the space and its furnishing must be sufficiently flexible to allow for changing technologies and space needs over time. Access to and circulation through the space must be carefully considered to account both for secure collections and after-hours fob access for authorized users.

Student Services

Combining the Writing Centre and the Office of Student Life with the Library and Study Centre would be beneficial for all three branches of student service. The close proximity of these student services and the Library, with its range of study spaces and resources, will enhance a potentially productive relationship, strengthening it through spatial adjacency.

The Office of Student Life will be relocated from its existing space in the Innis Residence with the goal of making it more accessible to the wider Innis College student population. Providing a shared multi-purpose event/meeting room that can be used for student study space when not booked would serve the needs of this group as well as assisting the College's student population in general. Services provided for mental health and transition could be enhanced by the provision of dedicated space, with certain portions of these areas accommodating confidential consultation. An ideal space for the College services would be one that promotes cooperation, advances the agency of staff, and enables collaborative work and the open exchange of information.

Innis Café

The project presents a singular opportunity to create a dynamic and engaging café space, one that can address many different functional demands and promote the Innis Café as a vital social hub for the College. The café must fulfill many roles: provider of conventional food service for students in the Innis Residence (operated without a meal plan); auxiliary event support space for the Innis Town Hall; a home away from home for the College's large commuter student population; an easy place to relax and eat for those attending Later Life Learning sessions; and a general study and social space. The café is operated under contract within the Spaces & Experience portfolio. Trinity College's Buttery and the Rotman School of Management's café serve as relevant examples of food spaces that also combine broader community lounge and student study spaces. The café is located on the ground floor level and with a seamless connection and access to the exterior courtyard space, as well as considered degrees of transparency to bpNichol lane. Service will continue to be provided from the laneway and supported by a modest storage area to the rear of the café.

Student Spaces

It had been intended that the renewal and expansion project would allow for improved and enlarged student clubs and recreation space. The student office and support spaces include those for clubs and unions and will incorporate meeting rooms, work rooms, and study lounges. Access to and the visual presence of these spaces is important, and wherever possible, they should be located on the ground floor level. The student office and support spaces in the Victorian House will continue to be housed in situ,

allowing for some expansion to the current Commuter Lounge in Rm 105. Informal Student Space has been created off the main circulation on levels 1, 2 and 3 and, in particular, the new Commuter Lounge located in the Link on level 3 overlooking the courtyard. In the interest of providing an array of space options and in recognition of the valued role that the existing rooftop patio has played for the College, a new outdoor patio is proposed at the rooftop level, accessed through a new Rooftop Lounge.

Administrative and Support Spaces

Similar to the planning of new academic offices, where possible, the administrative spaces will be comprised of a range of office configurations with a variety of workspace types and systems furniture specified to fit the needs of the appropriate groups. The design process explored the potential for grouping and integrating administrative staff in alignment with the specific services they deliver, resulting in the groupings provided where possible.

Courtyard, Quadrangle, Open Space

The configuration of Innis College was designed to recall the traditions of the College quadrangle with its characteristic spatial organization of an open space surrounded by a cloister, or, in this case, simply enclosed building circulation spaces. The resulting space is a hybrid of a Victorian neighbourhood backyard and a more conventional university quad. With the construction of the Economics Department's Max Gluskin House, the northern end of this space was more clearly defined by a sense of enclosure, while the western edge has remained semi-permeable to bpNichol lane with a simple wooden fence. The new West-Wing addition and extension to the College will provide a much-needed sense of enclosure along the western edge of the site and establish a true courtyard or quadrangle. The addition also provides the opportunity to create a new green rooftop amenity space that will help offset the loss of outdoor space at the ground level.

The character of the St. George Street corridor within which Innis College resides is defined by the diverse network of open spaces that make up the urban fabric of this sector of the campus. There is a consistency of scale between the courtyard at the Woodsworth College Residence at Woodsworth College, and the one at Innis College Residence, to which the Innis College courtyard relates. The existing open space is a place for spontaneity amidst the sometimes structured world of higher education. Activities such as reading, teaching, relaxing, sleeping can occur; and the courtyard can be a site for meetings, seminars, performance events, weddings, and more. The community that enters and uses this space or looks into it from the building interiors that surround it immediately understands the value it gives to the experience of Innis College. The courtyard's essence and functionality shall be maintained. The open space has the potential to become an even better garden and quad that gives pleasure in all seasons, provides greater levels of use and accessibility for everyone, and is fitted up with an infrastructure that will enable an even broader range of events to take place within it.

There is also an ambition to improve the Sussex Avenue frontage of the College, by upgrading the entranceways and presenting a more transparent, accessible, and welcoming face. Improvements in this area must consider the following: Wheeltrans passenger pick-up and delivery; the potential for tour bus

parking for residence needs; loading; short-term parking for deliveries to the College, etc. (Refer to section ‘Site Access’ of this report for further information.)

Non-assignable Space

Included in the renovation and addition project are non-assignable elements that are not specifically described in the Space Program, but are part of the architect’s responsibility for design. Non-assignable spaces include: lobbies, corridors, stairs, mechanical space, etc. Their areas are included in the gross-up factor of 2.0. This gross-up factor is an upper limit, and may be reduced through the design process as long as design excellence, building functionality, and student, staff, and faculty experience are not compromised as a result.

Shelled Scope

Classrooms

Currently, there are a total of 7 classrooms in the building, including two Innis spaces (Town Hall and Screening Room 222) and LSM classrooms 204, 209, 223, 312, and 313. Consultation and analysis of the specific needs of the Cinema Studies Institute and the Urban Studies and the Writing and Rhetoric programs have indicated that a complement of at least three new LSM classrooms sized and configured to fit the criteria identified for the Innis programs would constitute a significant asset for the instructional delivery of the College.

The proposed LSM classrooms are allocated 226 nasm of area in the space program, which excludes the existing inventory. A preliminary review of the Innis College course enrollments, with the majority of section sizes between 15 to 40 students, supports the need for rooms of the capacities proposed in the Space Program. In addition to new classrooms designed to meet the criteria of Innis programs, the creation of new space allows for the reconfiguration and an improved redistribution of programming and services throughout the College, serving the surrounding campus sector as well.

Proposed Classrooms	COU Cat.	Area (nasm)	Proposed	Proposed	Quantity	Capacity	Seat/nasm
			Area RFP (nasm)	Area Final (nasm)			
LSM Classroom	1.2	46	65	56.1	1	30	1.87
LSM Classroom	1.2	68	65	56.5	1	30	1.88
LSM Classroom	1.2	90	96	77.0	1	40	1.92
		204	226	189.6	3		

Outside of all LSM classrooms, a minimum area equal to 50% of the adjacent classroom area is required for crush space to allow for effective circulation in and out of classrooms at changeover times. During these times, adjacent areas may be double-loaded with students both exiting classrooms and waiting for entry. Immediate corridor space can be counted as part of crush space only if it fulfills the intended

function. Overflow space has been provided adjacent to instructional spaces to allow for non-programmed collaboration and discussion to occur outside of regular instruction. It is good design practice to ensure that discrete classroom spaces are surrounded by a cluster of support spaces to provide for formal and informal learning opportunities. These areas will include soft seating, tables and chairs with power for group work and discussion, and display technologies.

The renovation and addition project also provides an opportunity to review the building as a whole, to ensure the program and design functions in a way that serves the College most effectively. All LSM classrooms within the College, including those not affected by the partial renovation or demolition of the existing West Wing, were reviewed for appropriate fit and location during the feasibility study as well as the initial stages of the proposed design. Rather than attempting to improve spaces that may not function in a way that will support the College in the future, a more effective approach involves considering these instructional spaces in the revitalization, with the primary goal being to have all of the instructional spaces designed, sized, and located in the most effective way. The scaling back of the program during Design Development, however, resulted in the omission of this renewal scope for the existing classrooms. The new, albeit shelled, LSM classrooms will represent an addition of high-quality instructional space within this part of the campus, enhancing the classroom inventory, and elevating the amenities within this sector.

Non-Library Study Space

In addition to the classrooms, three further spaces were shelled on the third floor: a group study room and two informal study areas.

COU Cat.	Deferred Scope	Proposed Area RFP (nasm)	Proposed Area Final (nasm)
<i>Non-Library + Student Space</i>			
11.1	Group Study Rm Small		17.8
11.2	Study Area		13.4
11.2	Study Area		11.6
			42.8

Deferred Scope

Academic Offices

The project had intended to locate six new faculty offices along the Link on level 3. Due to the scope reduction during Design Development, this space was allotted instead to house the new Commuter Lounge. Upon completion of the project, should the Commuter Lounge be relocated elsewhere in a (future) renovated Victorian house-form or East Wing, this space in the Link on level 3 could be converted to the previously intended offices. These new faculty offices would follow the example of the compact single and shared faculty office found elsewhere within the existing College space; however, exploration of alternative office layouts, office area configurations, and office groupings more flexible in

accommodating varying types of current and future working methods and staffing complements will have to occur.

Graduate Student Offices, Student Society & Club Space

Originally planned to reside within the rework of the 2nd & 3rd floor of the Victorian house form, these spaces will need to be addressed by the eventual renovation of this space.

COU Cat.	Deferred Scope	Proposed Area RFP (nasm)	Proposed Area Final (nasm)
<i>Non-Library + Student Space</i>			
11.1	Group Study Rm Large		26.9
11.2	Study Area		20.2
11.2	Kitchenette		5.0
11.2	Meeting/Study Area	24.0	24.7
14.1	Student Society		36.4
14.1	Student Society Storage	88.0	
14.1	Student Clubs		59.9
14.1	Student Clubs Storage	16.0	5.4
Sub-Total		128.0	178.5
<i>Graduate Student Offices</i>			
4.3	CSI Grad Office	48.0	49.8
4.3	CSI Grad Lounge	24.0	36.1
4.3	CSI Grade Meeting Room	24.0	18.1
Sub-Total		96.0	104.0
<i>Academic Staff Offices</i>			
4.1	Faculty/Private W&R	12.0	10.8
4.1	Faculty/Private W&R		9.6
4.1	Faculty/Writing Centre Office		10.7
4.1	Faculty/Shared USP	12.0	11.0
4.1	Faculty/Shared W&R		10.8
4.1	Faculty/Shared Emeriti		10.8
Sub-Total		24.0	63.7
<i>Non-Academic Staff Offices</i>			
4.4	Admin--Advancement	12.0	9.0
4.4	Admin--Advancement	12.0	9.5
4.4	Admin--CAO		10.4
4.4	Admin--CAO--Technical	12.0	10.6
4.4	Admin--CAO		10.5

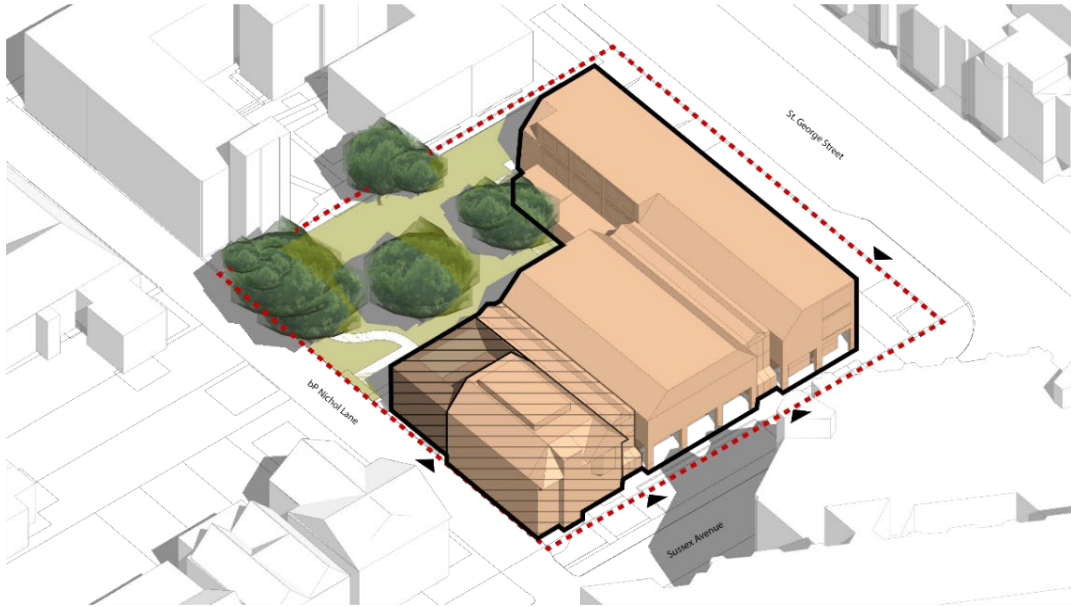
4.4	LLL Office	12.0	9.7
Sub-Total		48.0	59.7
<i>Departmental Support Space</i>			
4.5	Meeting Room Large	36.0	54.1
4.5	Meeting Room Small	16.0	
4.5	College Storage		4.2
Sub-Total		52.0	58.3
TOTAL Deferred Scope		348.0	464.2

While a comprehensive value engineering exercise completed in 2021/2022 identified project scope that would be deferred for future project phases, recent costing exercises completed at 100% Design Development have indicated that the identified scope of work still exceeds the funding target for this project. The project team is tasked with identifying additional shelved or deferred scope that can be completed in a future phase, in order to complete the project closer to the target budget while upholding the core project goals. This analysis is ongoing and will be resolved during the Construction Documents phase.

Functional Plan

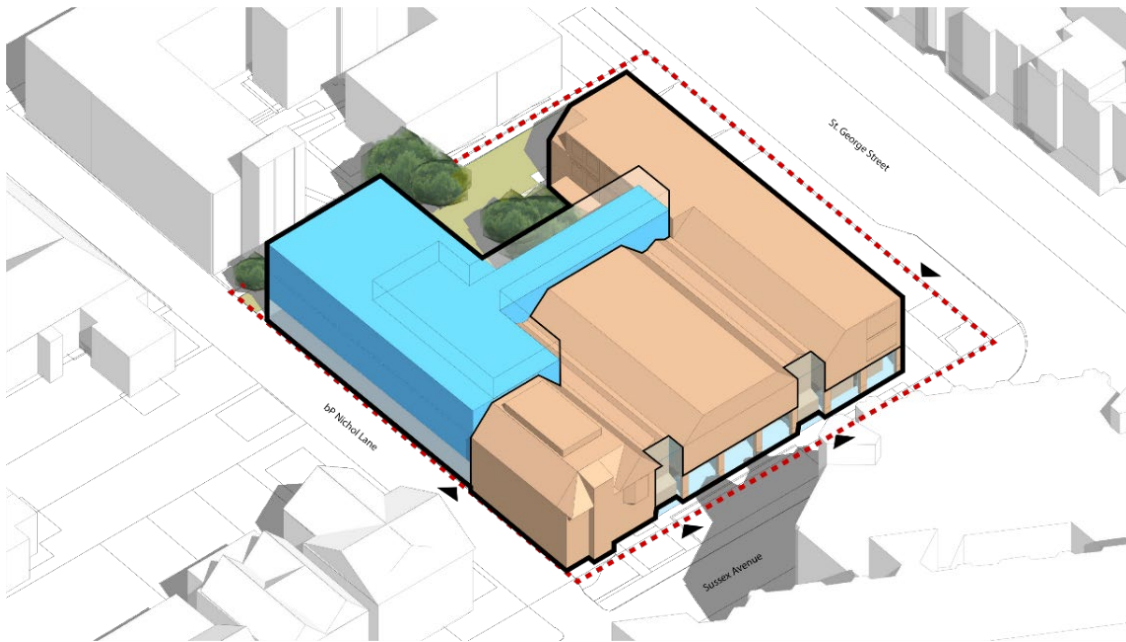
Proposed Demolition and Major Renovation

As the project intent is to retain a degree of architectural continuity along Sussex Avenue and follow the general spatial configuration of the 1970s design that integrated the Victorian double-house into the overall plan, a thorough investigation into the targeted demolition of the existing West Wing will be needed. The approximate gross area of the West Wing that is targeted for demolition is, in its entirety, 148 gsm, outlined, shaded, and hatched in the diagram below. Major renovation to the Victorian house-form and its basement (546 gsm above grade and 196 gsm below) has been deferred, in order to facilitate the provision of new or renovated floor areas for the expansion. Substantial renovation of existing adjacent areas, such as the west atrium at 91 gsm, is also anticipated.



Proposed Area of Expansion

Based on the consultation process and on the parameters arising from the site and building conditions, the following expansion envelope was suggested at the onset of the Implementation Phase:



d) Building Considerations & Sustainability

Project Boundaries

The project, its site, and building alterations will be confined where possible to areas within the property line as delineated in the original building site plan (June 10, 1974) and the topographical survey (July 20, 2016). Any site work taking place outside of the University of Toronto property boundary and within City of Toronto lands will require appropriate municipal approvals and easements.



Source: Google Earth

Standards of Construction

The renewal and expansion project should strive to successfully integrate a high level of sustainable building technologies and performance into excellent student space, along with an accessible exterior courtyard space and inviting landscape amenities.

Peer buildings of a similar type and scale that successfully combine contemporary additions with existing buildings include: Goldring Student Centre, Victoria University, 150 Charles Street West and Max Gluskin House, 150 St. George Street.

The new building should comply with expected University policies, and the design must uphold the design standards found at <http://www.fs.utoronto.ca/aboutus/design.htm>

Building Characteristics and Massing

Existing Building

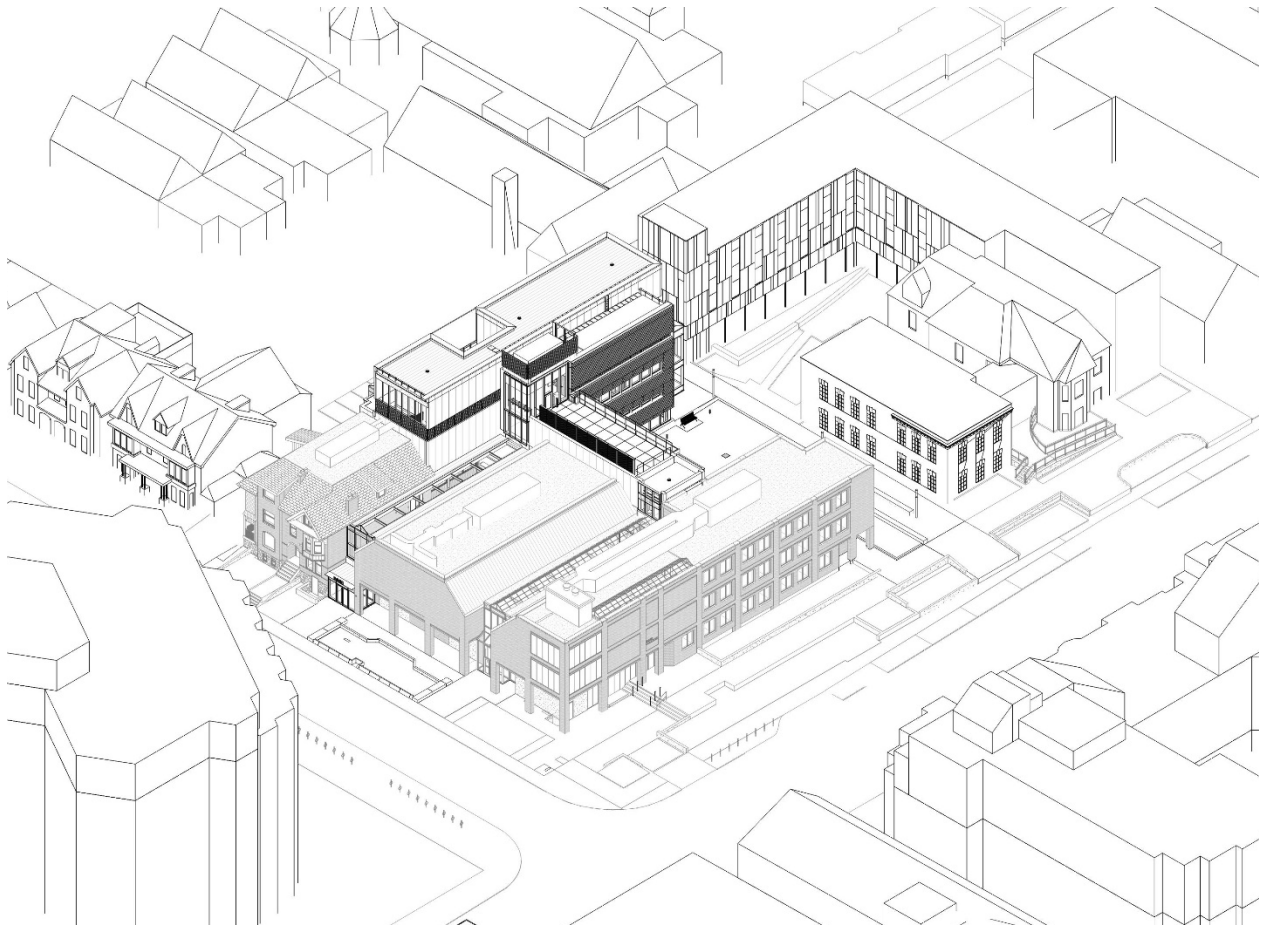
Innis College was constructed in 1974, and employed the strategy of adaptive reuse and infill, reflecting the influence of post-modern urbanism and the heritage conservation movement of the time. The three-story building complex incorporates one of the original Victorian-era house-forms on the site for an overall building area of 3,473 gross square metres (gsm), comprising 1,734 nasm of program area.

The Victorian-era portion of the building is in poor condition, with many deficiencies and without barrier-free accessibility, presenting acute challenges to any attempt at an update tailored to current space standards and quality.

Floor-to-floor heights within the existing East Wing are 3.35m from ground to second-floor levels and 3.25m from second- to third-floor levels. Floor-to-floor heights within the existing West Wing and Victorian house-form vary. Levels within any new addition or renovated areas must connect with the existing floor areas in a seamlessly barrier-free and accessible manner throughout. . The existing building has a partial basement along the southern end of the site (126 nasm, 441 gsm), containing mechanical space and some public areas, including washrooms. The basement below the Victorian house is also used as storage space. All existing basement areas are currently inaccessible from a barrier-free perspective.

The built form and material selections of any new construction should complement the existing structures while clearly distinguishing itself as a contemporary addition. Each face of the new addition must address the respective character of each adjacent surrounding area. For instance, the west face of the addition, fronting bpNichol Lane, the Huron-Sussex neighbourhood, and future laneway housing, consider the unique qualities of this diverse residential area and achieve a balance between public and private views, and access. The design team has addressed these considerations through a carefully selected and articulated material palette that is keeping with the character of the existing context, and screens on the courtyard elevations to both provide passive shading while retaining a kinship to the brick exterior of the existing building.

Proposed Design

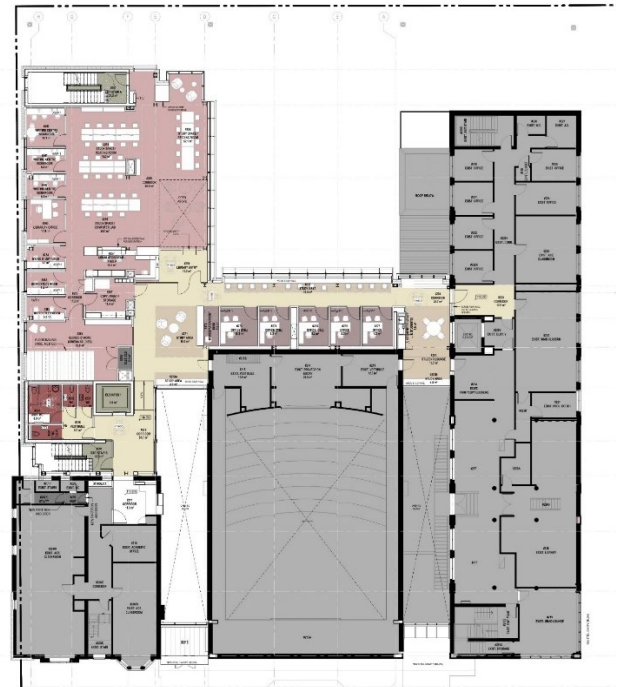


Proposed Design (Source: Montgomery Sisam Architects, March 2023)

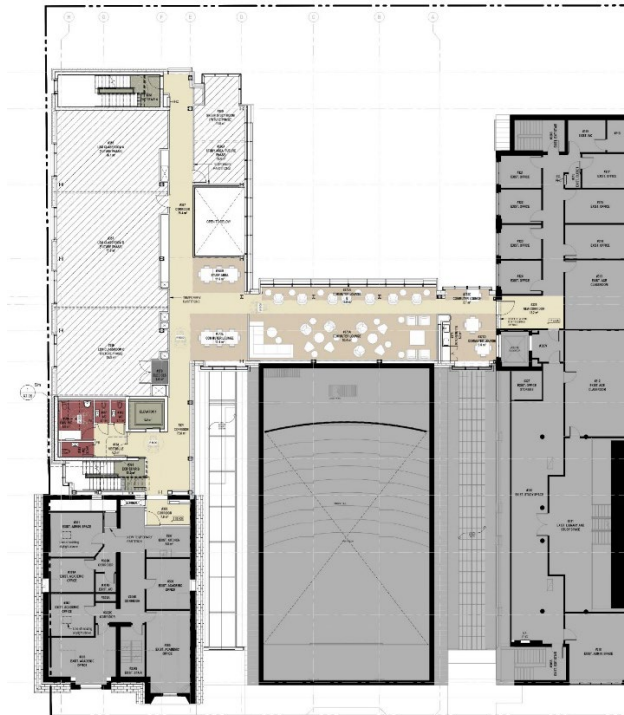
The proposed design carries forward the intent of the Feasibility Study, with a three-storey volume extending from the original Victorian house-form as well as a link between the two wings against the courtyard and the renewed West Atrium. The southerly Sussex Avenue entrance into the West Atrium is the new accessible entrance, and leads through the Atrium to the new Cafeteria and Student Lounge spaces embracing the courtyard. Rising up to level 2, the West Wing is home to the new Library, with OSL offices and informal study spaces in the link. Level 3 has the new shelled LSM-operated classrooms, together with the new Commuter Lounge, located in the Link, with views into the Courtyard below. Finally, the roof level provides access to the Roof Terrace through a Roof Student Lounge. The basement level remains largely unchanged, save for the routing of building services infrastructure through the south corridor and the Victorian house form.



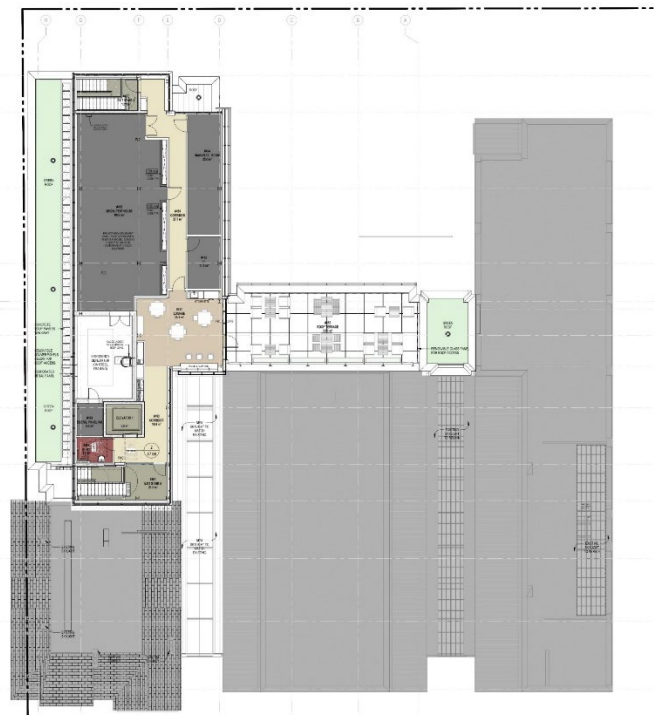
Level 1 Plan



Level 2 Plan



Level 3 Plan



Roof Level Plan

West Atrium

The renewed West Atrium brings visitors, faculty, staff and students into the building through a barrier-free, universally accessible entrance and up to the level at the back of Town Hall and the Cafeteria framing the Courtyard. The atrium is conceived as a thoroughfare connecting Innis Town Hall, the Cafeteria and the East Wing through the Link. But it is also intended to serve as crush space between classes in Town Hall and as an anteroom to the Cafeteria and student-gathering spaces to the north.



West Atrium Entrance off Sussex Ave. (Source: Montgomery Sisam Architects, March 2023)



West Atrium Interior Views (Left): Looking North, (Middle): Looking West at the meeting of the new wing and the Victorian house-form, and (Right): Looking South from the seating area. (Source: Montgomery Sisam Architects, March 2023).

Cafeteria & Servery

One of the key components of the renewal and replacement project is an update and expansion of the much-loved and smaller Innis Café that exists today. The new Innis Café will serve the growing Innis population while providing adequate seating and functioning as a gathering space for students, faculty, staff and visitors all year round against the backdrop of the adjacent Courtyard. The Café will also provide animation along bpNichol Lane as part of an urban design strategy to provide more eyes and activation along our connective arteries on campus.



(Left) View of the Cafeteria looking North towards the fireplace, (Right) A detailed view of the fireplace and gathering area looking West towards bpNichol Lane. (Source: Montgomery Sisam Architects, March 2023).

Commuter Lounge

Located on level 3 in the Link, the larger Commuter Lounge overlooking the Courtyard will replace the lounge currently located on the main floor of the Victorian house-form (Rm 105). The Lounge can be accessed from both the east and west wings and will offer a variety of seating options, as well as proximity to individual and group study spaces.

LSM Classrooms

Intended to be finished as part of a future project and located on level 3 of the new west wing, these three classrooms will benefit greatly from the group and open study spaces on this level.

Innis Library

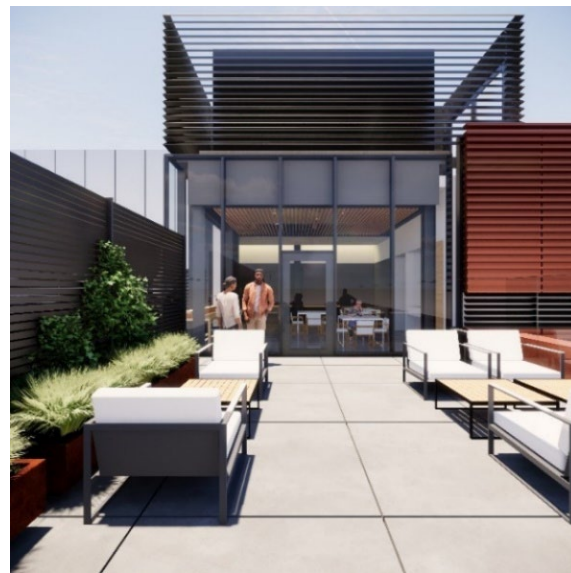
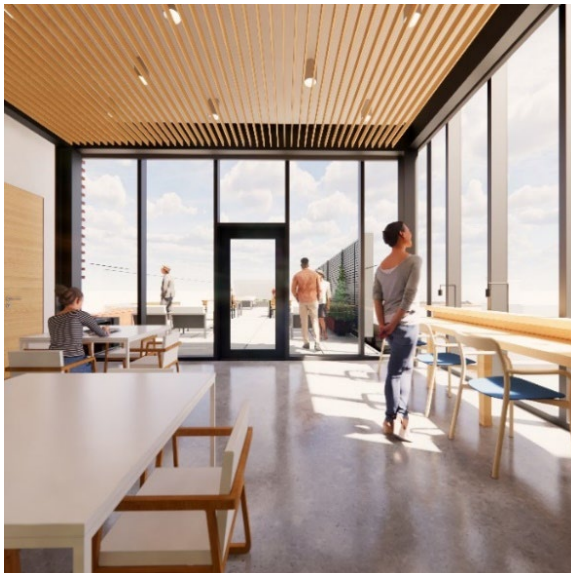
Located on level 2 of the new west wing, the new library is organized with views and light from the courtyard to the east and a series of workrooms and study rooms to the west. The library can be accessed from all elements of the building and will be a barrier-free space.



Views of the Library (note that the mass timber structure has been replaced by a hollow-core concrete and steel structure, so the ceiling is in the process of being redesigned). (Source: Montgomery Sisam Architects, June 2020).

Roof Terrace & Lounge

Located on top of the Link to the north of the Town Hall and between the East and West Wings of the building, the Terrace is accessed through the Roof Lounge. The Roof Terrace is defined by the acoustic barrier to the mechanical equipment to the south, and a glazed guard against the courtyard below. The Roof Terrace will be at the same level as the Roof Lounge, and is therefore barrier-free accessible. A barrier-free washroom is also provided at this level, together with a small kitchenette to render the hosting of events more convenient.



(Left) Roof Lounge; (Right) Roof Terrace (Source: Montgomery Sisam Architects, March 2023)

Elevators

The existing building elevator was installed in September 2006, is in serviceable condition, and compliant with AODA. A new second elevator is being incorporated into the renewal and expansion project, located in the West Wing in order to increase overall building accessibility, particularly to the Victorian house-form levels. A second elevator also provides added functionality and safety in the event of repairs to or mechanical issues with the other elevator.

Sustainability Design and Energy Conservation

The University of Toronto is committed to reducing its scope 1 and 2 greenhouse gas (GHG) emissions by at least 37% below its 1990 level of 116,959 tonnes eCO₂ by 2030, targeting a net-zero GHG for the institution by 2050. To accomplish this, the University has retired the previous Energy Performance and Modelling Standard (April 1, 2019) and introduced the now-governing Tri-Campus Energy Modelling & Utility Performances Standard (refer to links listed at the end of this section). This new standard provides project-specific energy and water efficiency targets, used to calculate energy and GHG project budgets, necessary to achieve the 2030 goal, while also introducing a streamlined modelling and documentation submission approach.

This standard is meant to inspire innovative designs based on absolute energy and GHG targets; additionally, the standards provide a means to calculate energy and GHG performance budgets, tied to the date of a building's construction and when its program use will be activated. The targets become more stringent over time as cost-effective technologies and delivery methods improve in conjunction with compliance paths with authority approvals.

The tool used to define the targets and budgets is called the "Charter" and must be completed by UofT staff before the call for design tenders is issued. The energy and GHG performance targets for new construction are defined for the year that occupancy is scheduled in the project planning reports. The approved energy-modelling procedures will be used to calculate the energy and GHG performance for the designs and compared to the Charter targets throughout the design stages.

Utility Performance Requirements for New Construction Projects

Energy

New construction projects, as of 2021, must meet the project-specific energy performance targets established in the Project Charter. However, this project predates the process and is being evaluated for compliance with the projected requirements of the Project Charter. The requirements in the appended Project Charter have been calculated using the Charter's archetype targets and project information, including: planned building space use; year of occupancy; presence of a connection to the UofT district steam or low-temperature heating; and district chilled-water energy systems. For buildings with mixed

uses, the targets are area-weighted, using the Project Charter to determine a set of performance targets that are representative of the building programming.

The Project Consultant Team must complete and submit to UofT an energy simulation and key performance indicators (TEUI, TEDI, GHGI) with associated documentation at each stage of the design process to demonstrate ongoing compliance with these performance targets. At the completion of the commissioning, the energy model simulation must be updated to reflect the as-constructed building characteristics. This will form the basis of the project’s baseline performance.

The above targets are combined with project-specific information to establish unique energy and water efficiency targets for every building, based on floor area and different space-use types. The project-specific goals are established as part of the Project Planning Report (PPR), using the separately enclosed Project Charter. The Project Charter outlines key project information, performance targets, and serves as a reference point throughout the project to ensure the performance goals are clearly understood by all involved parties and ultimately achieved.

To further ensure projects are developing in accordance with these performance requirements, documentation must be completed by the Project Consultant Team and/or the U of T Implementation Committee at each project stage. For each documentation item, the expectations and responsible parties are outlined in the Standard.

In addition to the energy performance, utilities performance, and water-efficiency targets mandated by the University through this standard, other regulatory authorities and certification processes will be included within the planning, design, and implementation of all projects. The intent of these additional regulatory processes is to ensure that the high-performance building required by the energy and water performance targets of this standard is part of a holistic approach to sustainable building practice.

As this project was well underway before the Project Charter process came into effect, a brief commentary of the gap between the between the design, completed before the Charter came into effect, and the standards that the Charter imposes.

Parameter	Baseline/ Reference Model	Proposed Design	Project Charter Targets (No District Connection)	Delta against Proposed	Project Charter Target (with District Connection)	Delta against Proposed
EUI (kWh/m ² /yr)	281	168	76	92	99	69
GHGI (kg CO ₂ e/m ²)	39	16.9	6	10.9	14	2.9

The Proposed Design scores 40.1% better than the ASHRAE 90.1-2013 OBC Reference building as modified by the SB-10 threshold for EUI, and 52.8% better than for the GHGI. However, it still sits

below the projected targets per the Project Charter. The project is aiming to narrow this identified gap through further refinement during the Construction Document phase of the project.

Sustainable strategies included in this project:

- 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
- A roof designed for the incorporation of photovoltaic collectors if opportunities for such installations become available.
- Water-efficient fixtures and combined water fountains/bottle-filling stations
- 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
 - Flexible building-automation systems (with occupancy/occupant load sensors to moderate HVAC and lighting levels)
 - Zoned HVAC control wherever beneficial and desirable
- Durable, local materials with renewable and/or recycled content where possible
- The Project will also be targeting Toronto's Green Standard Version 3 Tier I.

UofT Facilities and Services Design Standards Homepage:

<https://www.fs.utoronto.ca/projects/design-standards-and-project-forms/>

- UofT Tri-Campus Energy Modelling & Utility Performance Standard
- UofT Overall Building Commissioning Standard

Accessibility

For this project, the University is committed to equitable access to all of the building's facilities by the entire campus community. To address the broad diversity of people who will use the facilities, the signage system will be designed to assist individuals with disabilities in identifying spaces (e.g. Braille, high contrast) and navigate wayfinding. Attention will be given to the layout of the space and the materials used, and the Manager of the AccessAbility Resource Centre will be consulted throughout the design process.

An amendment to the Ontario Building Code (2012) related to Accessibility was filed on December 27, 2013 (Ontario Regulation 368/13). Effective for applications submitted after January 1, 2015, the requirements are more stringent and impact the following areas relevant to this project: barrier-free path of travel, visual fire-safety devices, washrooms, and seating in assembly spaces.

New or redeveloped exterior, and some interior (i.e. service counters, fixed queuing guides, and waiting areas), public space, must comply with Part IV.1, Design of Public Spaces Standards (Accessibility Standards for the Built Environment, Integrated Accessibility Standards of the Integrated Accessibility Standards, O.Reg. 191/11, <http://aoda.hrandequity.utoronto.ca/buildings/>). This would include approaches to new buildings. Maintenance, environmental mitigation, and/or environmental restoration are excluded from this requirement.

Public space projects affecting exterior paths of travel, recreational trails, outdoor play spaces, or accessible on-street parking must include consultation with the public and persons with disabilities pursuant to aforementioned standards.

For additional information, contact the University of Toronto's AODA Office: <http://aoda.hrandequity.utoronto.ca/> The University has recently developed its own Facility Accessibility Design Standards (through the Facilities & Services Property Management Group) that is currently online:

www.fs.utoronto.ca/projects/design-standards-and-project-forms/consultation-facility-accessibility-design-standard/

Personal Safety & Security

The building design must allow students, faculty, staff, and visitors access as required and as allowed, safely and easily. At the same time, the design must be sensitive to the needs of those whose activities require security after hours. Limited areas of this building could be operational throughout the week for 24 hours a day. A detailed security plan will need to be developed for each room, zone, or floor, and factored into the design of the building to ensure that accessibility, security, and functional objectives are all met simultaneously.

Signage and Donor Recognition

This project will need to provide all necessary signage, wayfinding, and donor recognition associated with the building. 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 interior wayfinding. Exterior signage includes building identification, street and road signage for pedestrian and vehicular wayfinding, and other site-specific signage (e.g. parking, loading dock instructions, etc.). As well, the building may utilize digital signage for the transmission of campus information, events, student services, etc. UofT has specifications and standards for both interior and exterior digital signage that the design team will be required to implement on this project. Exterior donor recognition signage will be subject to the University of Toronto Design Review Committee review.

Utilities, Mechanical/ Electrical and Deferred Maintenance

The following sections outline in general terms the proposed major new components and improvements to the building services and building systems, built on the details provided in the Feasibility Study Report (September 2018), by the consultant team.

Refer to the Campus Infrastructure section below for narrative on the power supply changes.

New Head-end Substation

The new substation will contain high voltage switchgear, one power transformer and a secondary switchboard. Innis College has decided to proceed with the single-ended head-end configuration, knowing there is associated risk of losing power to the building due to equipment failure without system redundancy; moreover, the building will need to be shut down during substation equipment maintenance.

The high voltage switchgear will be metal-enclosed construction and will consist of an assembly of incoming and outgoing loop circuit breakers, a main building circuit breaker, protective relaying, metering and ancillary equipment. Each breaker will be a draw-out, air magnetic, vacuum type and will be equipped with a provision for remote operation. Switchgear is to come complete with a DC battery system for control power.

HV circuit breaker trip units and control relaying will be separate and not integrated with the breakers. In that way, if the breakers are swapped, the trip settings will not need to be changed. The electrical substation heating, cooling, and dehumidification systems will be powered from an emergency generator to maintain the room environment during normal power shutdown. This is to maximize the DC power supply battery life.

Lightning arresters are to be provided in each of the incoming loop feeder cells. In addition to the campus remote controls for the HV circuit breakers, a local push button for the remote trip for HV main breakers will be provided outside of the main electrical room. This is to allow the electrician to trip the HV power before entering the room in the case of any hazardous situation ie. room flooding, etc.

The power transformer will be FR3 liquid filled, sealed tank, self-cooled, type LNAC/LNAF; , the anticipated sizes are 750/840/1000 kVA each. The secondary switchboard will be rated at 1000A, 347/600V, 3-phase, 4-wire, with draw-out type, 100%-rated main insulated case circuit breaker (ICCB) with adjustable trips, interrupting capacity and bus bracing to withstand available short circuit on the associated system. The distribution sections of the secondary switchboard will be provided with moulded case circuit breakers (MCCB) with adjustable trip units for building loads.

Power Distribution

A series of sub-electrical rooms and vertical shafts will be required to deal with local distribution. If possible, the electrical rooms shall be stacked for riser conduits. Downstream power from the substation

will be distributed at 600V, 3-phase to the extent possible for system efficiency. A dry-type distribution transformer will be provided to transform the 600V down to 120/208V within sub-electrical rooms. All distribution transformers will conform to DOE 2016 (10 CFR 431) energy-efficiency requirements for the transformer. All distribution transformers will be a harmonic cancellation type and be rated at 112.5kVA and less to minimize available arc flash levels.

120/208V lighting and power panels will be distributed throughout and be located adjacent to the loads. All panel boards and associated feeders shall have 200% rated neutral where applicable. In general, feeders will consist of wiring in conduits and all feeders will be copper. Distribution panels and power panels will be equipped with a moulded-case circuit- breaker type. Adjustable trip units will be provided for feeder breakers where indicated.

Emergency Power

Existing emergency power is a 120/208V, 1ph service fed from a 50A-2P breaker located in Robarts Library. This service is not adequate for the expansion. It will be disconnected and replaced with a new local generation system.

New emergency power will be provided via a standby-rated, natural gas-fired emergency generator, 350kW/437.5kVA, 347/600V, 3ph, 4W.

The generator will be a packaged outdoor assembly mounted on the roof at the penthouse level, self-contained and be c/w weatherproof and sound-attenuation outdoor enclosure (non-walk-in type). The generator loads can be classified into life-safety systems and non-life safety systems. Each system will be provided with an automatic transfer switch.

The life-safety automatic transfer switch and distribution system will serve the following systems:

- Emergency lighting and exit signs;
- Building fire-alarm system;
- Smoke control/ventilation system, if applicable.

The non-life-safety automatic transfer switch and distribution system will serve the following systems:

- Elevator(s);
- Storm-water pumps;
- Sump pumps;
- Mechanical loads required for basic space heating to prevent building from freezing during prolonged campus power outage;
- Substation ventilation/cooling, dehumidification and heating;
- 50% of substation lighting and receptacles;
- Telecommunication racks and room cooling;
- Building security system.

The fire pump (estimated at 75HP) will be supplied with a dedicated transfer switch and controller by the sprinkler contractor. Emergency power will meet the minimum operation requirements for a period of no less than 2 hours.

The generator will be specified to meet Tier II emission standards. The automatic transfer switches will be open-transition type, 3-phase, 4-pole, w. overlapping neutral, c/w manual bypass to both normal and emergency sources. Power feeders supplying life-safety systems and the fire pump will be 2-hr fire-rated MICC cables.

General Lighting

All lighting systems will be selected to suit the architectural design of the building. Attention will be given to quality of light, colour-rendering index, energy efficiency, and ease of re-lamping and maintenance. Illumination levels will be designed in accordance with the latest IESNA recommendations, user requirements and University of Toronto Design Standards. Light fixtures will have LED source with colour temperature of 3500K and a Colour Rendering Index (CRI) of 90, unless otherwise specified.

The lighting system design for the project will incorporate most current technology and comply with applicable codes that including the following:

- The Ontario Building Code;
- Ontario Electrical Safety Code;
- Illumination Engineering Society of North America (IESNA) Lighting Handbook –Reference and Application 10th Edition, and the publications related to the project;
- IESNA Recommended Practice RP-3, Lighting for Education Facilities. 2013 Edition;
- City of Toronto Accessibility Design Guidelines;
- ASHRAE 90.1 – 2013--20% lower at a minimum;
- Toronto Green Standard V3, Tier 1;
- LEEDv4 Canada NC Platinum rating: ‘Optimizing Energy Performance;’
- University of Toronto Design Standards and Campus Planning Principles.

Exterior Lighting

The exterior roof terrace will utilize LED light sources and will be selected to match the campus standards. For general illumination on the roof terrace, light fixtures shall have full cut-off optic and Dark Sky-compliance certification suitable for exterior environment. Exterior lighting levels will be designed based on IESNA/IDA lighting zone 2 (LZ2) hardscape criteria with fixture classification per IESNA TM-15. Low-level mounted luminaires will be provided for safety illumination.

For general illumination on the exterior and the roof terrace, a series of miniature lights will be designed to integrate into the structure to enhance the articulation of the panels, define the roof perimeter and contribute to the perceptions of a gateway to the university campus. All exterior lighting will be controlled by photocell and time clock, and will be reduced by a minimum of 50% between 11pm and 6am.

Emergency Lighting

Emergency lighting will be provided throughout the new construction/renovation areas in accordance with the building code. Areas to be covered include exits, public corridors, stairwells, lobbies, lounges, multipurpose spaces, open offices/study areas, the cafeteria, and service spaces. The light levels will be an average of no less than 1.0fc, and the minimum level will not be less than 0.1fc.

Emergency power luminaires will be identified with a specific mark or symbol. Appropriate fire rating will be applied. Battery units with heads will be provided in electrical rooms, the fire pump room, and at the generator. The exit lights will operate at 120V and be on emergency power. The exit lights will be long-life, energy-efficient LED, with “green running man” style, and will be specified to meet UL standard C860 for performance.

Supply Ventilation Controls

The current building controls are pneumatic and are not functioning properly. These controls will require replacement with direct digital controls (DDC) that will more reliably control the building environment in a more specific manner. This will lower operating costs and ensure a more comfortable working environment. The implementation of new controls could also reduce the need for a new air compressor, as the current unit is past the normal life expectancy.

AHU4-DOAS System

AHU-4 is proposed to serve all areas of Level 2, Level 3 with a DOAS system and will be an indoor AHU, capable of handling approximately 1000 cfm of outside air. The AHU will distribute treated outdoor air through VAV boxes dedicated to each space or groups of spaces with a similar occupancy schedule. When a space is not occupied, the VAV box will be scheduled to lower the air requirements based on unoccupied conditions. The AHU works in conjunction with an active chilled beam system to provide sensible and latent cooling to the various spaces. The chilled beam system will be designed as a 4 pipe system to provide sensible cooling and to address perimeter heat loss from the various spaces. However, certain areas of the building that have higher perimeter heat losses due to larger fenestration will be provided with a radiant wall-panel heating system. The outdoor air being provided by AHU-4 will be used to address all the exhaust air requirements in the facility and to maintain positive building pressurization to minimize infiltration.

Depending on the occupancy of the facility, AHU-04 will be operated to maintain the primary air requirements at setpoint as per the various VAV boxes and to meet the exhaust air and return air requirements. When the kitchen exhaust system is in operation, a transfer fan will be maintained in operation to transfer air from the upper levels to the kitchen hood area in the kitchen. When the facility is not occupied, the air-handling system has the provision to be turned off entirely. However, if any of the space temperatures vary beyond +/- 5% of the unoccupied set point, the AHU will be brought into operation till the space temperature is back at setpoint.

Active Chilled-Beam (ACB) System

An active chilled-beam system is proposed for all areas of Level 2 and all areas of Level 3. The ACBs

will be sized to meet the sensible cooling loads in the space, as a result of internal heat gains such as lighting loads, plug loads, envelope heat gain, and sensible heat gain from occupants. The ACBs will be provided with chilled water supply such that the temperature of chilled water is in the range of 15 C (60 F) to prevent condensation.

Perimeter Heating—Radiant Wall Panels

Radiant wall panels will provide perimeter heating, and will take care of envelope heat losses.

AHU-5 VAV—Victorian House Form

The AHU-5 VAV system, along with a VAV distribution system that was previously proposed for the Victorian House, has been deleted from scope of work during the scope reduction at Design Development. The existing AHU that serves the Victorian House will be retained in its current location and configuration. All of the HVAC distribution system associated with the existing AHU will be retained in its current configuration. The ductwork associated with the existing AHU is currently located external to the Victorian House. Since this exterior ductwork interferes with the construction and the new program of the College, it is proposed to relocate all the exterior ductwork into the Victorian House, as indicated in the drawings. The relocated ductwork would require new floor penetrations, smoke fire dampers, and perhaps new structural reinforcements.

Perimeter Heating—Victorian House Form

All the existing perimeter heating systems in the Victorian House are proposed to be retained with no changes to its current distribution and controls. The perimeter heating systems will continue to be served by the current base-building boiler system.

Heating Plant

Archive drawings indicate that there are incoming 1.5” HWS and HWR high-temperature hot water lines from the district heating system. It was believed that these are rough-in lines from the district heating system, which have never been used. The archive drawings, however, do not indicate the heating boilers located in the penthouse of the existing East Wing. The archive drawings show the 3” HWS and HWR distribution system in the building connected to the heat exchangers in the basement. Since the heating for the existing facility is being provided by the boilers, we believe that at some point the feed to the heating distribution system was modified to connect to the penthouse boiler system. The existing boilers are atmospheric Raypak boilers, each rated for approximately 1325 MBH (input) and an output of approximately 1000 MBH each. The revised scope of the project has excluded any modifications or upgrades to the existing boilers.

The new heating plant is proposed to be located in the penthouse of the new expansion. The new heating plant will be designed as a cascade system that maximizes the heat provided by the boiler plant and ensures that the return water temperature to the Boiler plant is at its lowest temperature, to maximize the condensing efficiency of the boilers. The heating system from the new building will be designed to operate at a lower heating water temperature of 54 C/ 37 C (130 F/100 F). The heating plant works in conjunction with an air-cooled heat pump system.

Air-Source Heat Pump (ASHP)

An air-source heat pump (ASHP) in this application is used primarily as heating equipment. The heat pump extracts heat from the ambient air to provide for heating requirements to the building. The ASHP is being proposed in this project to offset the carbon footprint of the new development. The heat pump proposed for this application will operate until the ambient temperatures are higher than -5 C (23 F). When the ambient temperature falls below -5 C , which is called the balance point, the boilers will be used to provide heat.

The heat pump is proposed to provide carbon offsets, the carbon savings coming from the fact that the heat pump uses electricity to generate heat in lieu of a gas-fired boiler. Even though the heat pump only operates until ambient temperatures are greater than -5C (23F), the heat pump offsets the use of the boilers when the ambient temperature is between 10 C to -5 C (50 F and 23 F). Per BIN data, that is approximately 4,600 hrs of offset. As a result of heating available from the ASHP, the ASHP is able to reduce the carbon footprint by approximately 25% when the ASHP operates at ambient temperature of -5C and above. The heat pump heating is limited to heating of the new addition.

Future Connection to District Heating

The opportunity to use district heating from the central plant was discussed with UofT Utilities and it was confirmed that the district heating system is currently not available for Innis College. The heating system for the new redevelopment is being designed to operate as a low-temperature heating system that will be suitable for connecting to the district cooling system in the future.

Chilled Water System

The NW Chiller Plant (NWCHP) primary loop distributes water to the basement of the Robarts Library. The secondary pump located in the basement of the Robarts Library serves Innis College and other buildings on the campus. Within Innis College, the chilled water system serves the three existing air handling units AH-1, AH-2 and AH-3. AH-4 is a DX air handling unit. The current distribution within Innis College is not decoupled by a heat exchanger. The existing chilled water pumping system has the capacity for the proposed future addition to Innis College. Based on the current estimated cooling load of 290 tons, the current 5" mains, at a velocity of 8.3 fps (2.5 m/s) and a 4.5 ft/100 ft of pressure drop, are capable of handling 500 gpm. The existing 5" mains appear to be adequate to meet the cooling loads.

Other Mechanical System Components

As a baseline assumption, all cooking equipment in the new Innis Café Kitchen is required to be provided with a ventilation system capable of capturing and controlling grease-laden air and vapours, as per the Ontario Building Code and NFPA-96.

Building Automation System (BAS)

The current BAS service provider is Siemens. Further discussions are required with UofT Utilities and Operations to determine whether the new system will be Siemens or will be a different vendor that can be integrated into the existing Siemens system. The BAS system in the existing facility is controlled by a

Johnson Metasys system. The Johnson system is a stand-alone system and F&S do not have the ability to remotely monitor or control the existing system.

There will be no BAS upgrades in the existing facility. The new addition will be provided with a new DDC-based BAS system with the following features:

- The front end of the BAS system will have a Tridium Niagara interface that will allow the new addition to be remotely monitored and controlled by F&S. The Tridium system will also allow the new addition and the existing building to mutually communicate with each other.
- All BAS controllers in the new addition will be a BACnet compliant DDC system.
- BAS controllers will be provided for:
 - New air handling units, AHU-4;
 - The new boiler plant, which includes boilers, pumps, and heat pump/heat-reclaim chiller;
 - The new chilled water distribution system;
 - The new domestic hot water system that is integrated into the existing DHW plant;
- All spaces will be provided with space sensors to control the VAV boxes, chilled beams and wall radiant panels
- Kitchen exhaust fans will be provided with VFDs to achieve demand-controlled exhaust flow rates based on hood requirement

Fire Prevention & Building Code Upgrades

The existing fire alarm system is a conventional Chubb Edwards system utilizing fire alarm bells for audible signalling. The current fire alarm control panel is located in the existing basement electrical room. The existing system is obsolete and not meeting today's building code standards. The existing fire alarm control panel will be removed and be replaced by a new fire alarm control panel with local annunciation located on the ground floor in the main lobby.

The new fire alarm control panel will be addressable and incorporate conventional modules and components to interface with the existing conventional field devices and wiring. The existing conventional field devices, i.e. pull stations, fire detectors, bells etc. outside of the project scope will remain and will be reconnected to the new fire alarm control panel.

The new fire alarm control panel will be the Chubb Edwards EST-3, a single-stage, fully addressable, programmable, microprocessor-based system with network capability, per UofT standards. The new control panel will incorporate components to pick up existing conventional field devices.

All new fire alarm system wiring for initiation circuits will be class 'A'. Line isolation will be provided as required to maintain system integrity during fault conditions. All signalling circuits will be Class 'B'. Existing field wiring currently terminated in the existing fire alarm panel in the basement's old main electrical room will be extended to the new fire alarm panel. The system will have one Display and Control Centre (DCC) located at the main fire alarm control panel.

The system will be provided with integral batteries for backup power and will be capable of operating the system for 24 hours of standby and 2 hours of alarm operation. A colour-passive graphic display will be provided next to the fire alarm control panel in the main entrance vestibule. The new system will be connected to the UofT fire alarm central monitoring system, reporting system alarm and system trouble information back to the Central Monitoring location at the Campus Police Station, 21 Sussex Avenue.

The existing fire alarm panel will be kept in a full working condition during the demolition and new construction to provide coverage in the existing building areas until the new system is up and running. Fire watch will be provided during the period of upgrading the existing control panel.

Audio-Video Technology

Audio-visual solutions must allow for the dynamic and evolving requirements of the users. Audio-visual and conferencing technologies have experienced a convergence of audio, video and control systems with information technology, specifically local area networks and the Internet. This technology trend is pushing forward as available network bandwidth increases. In a continuing effort to evolve with this convergence, systems must be designed in a flexible manner with consideration for future University networks.

Audio-visual systems in purpose-built rooms, such as various types of meeting rooms and classrooms, should have an appropriate complement of equipment for presentation of various media, should facilitate prepared and ad-hoc presentations among local participants, and potentially provide access to remote or distant user groups. To aid, rather than hinder, the meeting convener or presenter, user control of system/room devices must be logical and easy to understand.

Visual displays will be provided in a size and clarity appropriate for intended use and group size and to minimize viewing fatigue. Audio reproduction will allow for unstrained listening and interactive participation, suited for the intended programming and/or room or area. Conferencing systems (if required) must link remote sites for extended audience venues.

Deferred Maintenance Issues

The Facility Condition Index is determined by dividing the cost of deferred maintenance by the current replacement cost of the building – the lower the FCI, the better the condition of the building. An FCI above 10% is indicative of a portfolio in “poor” condition. The Facility Condition Index (FCI) for the Innis College building at 2 Sussex Avenue is 34.0%, which is poor (the campus average was 15.5% in 2020), and was last fully audited in 2019.

The following items have been identified for Deferred Maintenance, though they do not form part of the renovation and addition project’s scope at this time: Some of the skylights leak significantly; the building exterior perimeter requires re-grading to remove water ponding; brick degradation has also resulted due to low gradient, with significant spalling on the exterior columns in particular.

Designated Substances

The designated substances report summary for Innis College confirms asbestos materials are found throughout the building in various locations: on piping systems, mechanical equipment and duct insulation; within vinyl flooring and mastic; and in drywall joint compound. Asbestos is also suspected to be contained within locations that are presently hidden or are inaccessible, such as plaster.

Lead contamination is presumed to be present within solder on joints between copper pipe and fittings, solder on wire connections of electrical components, and metal coverings on older high-voltage wires as well as glazing on ceramic tiles. Mercury is present in the electro-thermal switching devices, and vapours in the fluorescent light tubes and incandescent mercury bulbs.

The building has not been used for any manufacturing and no above-ground or below-ground fuel storage tanks are present within the building. As the scope of work of the proposed project will involve disturbance of some asbestos-containing materials or other designated substances, an abatement phase should be scheduled for all known and accessible areas in advance of the first phase of construction. Some additional abatement will likely be necessary as hidden or inaccessible areas are uncovered throughout the project.

Acoustics

A sound-masking system may be required to meet the WELL program, in open office areas. This is to achieve the following goals when sound levels are measured from the nearest workspace: open workspaces: 45 -48 dBA; enclosed offices: 40 – 42 dBA. At a minimum, a sound-masking system will be provided for the Student Learning Center on level 2.

e) Site Considerations

Site context

Innis College sits at the northwest corner of St. George Street and Sussex Avenue, and is bounded on its western edge by bpNichol Lane. Immediately to the north of Innis sits Max Gluskin House. The Innis Residence is located directly east across St. George Street, and Robarts Library is to the south, across Sussex Avenue. The St. George TTC subway station is one block to the north and constitutes a major point of entry to the campus for students, staff, and faculty. The broader context within which Innis College resides is described as the St. George Street Character Area.

The St. George Street Character Area has undergone sensitive transformation in recent years with new buildings and open spaces added to the existing fine-grained fabric of this part of the campus. It is an area

that provides transition between three distinct parts of Campus; Huron-Sussex, West Campus, and the central Campus all come together here.



Character Area Map (detail, from University of Toronto St. George Campus Urban Design Guidelines, July 19, 2022)

Within the St. George Street Character Area, Innis College is also situated adjacent to the Huron-Sussex Neighbourhood, with bpNichol lane at its easternmost boundary. Of relevance in understanding the planning context surrounding Innis College is the *Huron-Sussex Neighbourhood Planning Study*, prepared by Brook McIlroy and N. Barry Lyon Consultants in 2014. This study’s recommendations included the development of low-rise infill fronting onto neighbourhood lanes, and the creation of a pedestrian-oriented Living Lane west of Huron Street which will act as a ‘green-spine’ through the neighbourhood.

“... This is similar to the existing condition on bpNichol Lane, where Coach House Books, Innis College Courtyard, St Thomas’s Anglican Church, and residential dwellings front onto the lane, creating a safe, active and vibrant area.”

- Huron-Sussex Neighbourhood Planning Study (April 2014)

As part of a broader incremental infill strategy, new residential laneway houses on the west side of bpNichol lane were proposed, which would face the expansion at Innis College. Careful design consideration has been given to how the College is addressing this future residential condition, including sightlines and overlook conditions. Opportunities for connection and animation of the laneway frontage of the Innis expansion has been explored, and an adoption of the Living Lane precedent should be anticipated as part of a longer-term transformation of bpNichol Lane.

The property is located in the former municipality of Toronto and is subject to Zoning By-law No. 438-86, as amended. Based on Zoning By-law No. 438-86, the property is zoned Q T1.0, Height 12.0 Metres; “University of Toronto Area”.

The by-law requires that the combined non-residential gross floor area and residential gross floor area be not more than 1.0 times the area of the lot: 3,327.97 m². The proposed building will have a combined non-residential gross floor area and residential gross floor area of 1.42 times the area of the lot: 4,725.97 m² and will require a Minor Variance for the proposed density.

The maximum permitted height of a building or structure is 12.0 metres. The proposed height of the building is 16.34 metres to the top of the building, 18.15 metres to the top of the mechanical penthouse, and 19.31 metres to the top of structural elements such as skylights, access ladder and mechanical screening. The project will require a Minor Variance for the proposed height.

An application is currently being submitted to the Committee of Adjustment for these two Minor Variances and is a requirement of satisfying the requirements of the Site Plan Application prior to the issuance of permits.

Urban Design Guidelines

In 2011, the University approved in principle a new Master Plan for the St. George campus. The Master Plan was the result of a consultative process with University planners and stakeholders, area residents and City officials. It recognized that modified existing and new infrastructure development would be required to meet the needs of the University of Toronto’s Towards 2030 vision document. The Master Plan provided updated planning strategies for the future development of the University and includes targeted additional development capacity for development sites. This project site was not identified in the 2011 Master Plan; however it aligns with the policies and guidelines of the St. George Secondary Plan and appropriate intensification in the area.

In 2016, an application was made by the University of Toronto to amend the Official Plan for a new Secondary Plan, the 'St George Campus Secondary Plan Area', and a re-submission was made in 2018. The Secondary Plan was adopted by City Council on July 19, 2022, forming Official Plan Amendment 582.

The Secondary Plan policies, together with the Urban Design Guidelines, are to inform the evaluation of current and future development applications in the University of Toronto St. George Campus Secondary Plan Area. City Planning is to develop and bring forward block-specific Urban Design Guidelines for the University of Toronto St. George Campus Secondary Plan Area, as required, for consideration by City Council. These block-specific Urban Design Guidelines will provide more detail and guidance on each block’s Vision, Public Realm Strategy, and Built Form Strategy, to inform and guide the evolution of the

public realm and future development on the university-owned lands. These are anticipated to be finalized and brought forward to City Council for consideration in 2023.

The fine-grain fabric of the St. George Street Character Area retains many of its original mansion lots, although new buildings and open spaces have been added to the street over the years. Additional sensitive infill should maintain the fine-grain built-form pattern and historic character of this part of St. George Street while transitioning to the Huron-Sussex Character Area and the West Campus. The public realm within the St. George Infill area consists of the broad right of way of St. George Street, flanked by landscaped setback areas in front of buildings, as well as courtyards, lanes, and pedestrian links. In particular, the existing pedestrian linkages across and through the Innis College site should be maintained. In addition, development of this site should respond to active uses on the west side of bpNichol Lane with corresponding activation of the rear façade of buildings on the east side of the lane.

Any new development should continue the pattern of investing in setback areas and courtyards related to building programs. The scale and massing of new development should respond to the adjacent context, to ensure a sensitive transition between St. George Street and the adjacent Huron-Sussex Character Area. New development that includes Innis College will sensitively integrate existing and new building fabric; and maintain a relationship to its adjacent house-form buildings, including scale, setback, composition, roofline, materials, and ornamentation. The proposed addition is in keeping with the general intent of the guidelines and policy direction in the St. George Secondary Plan.



Public Realm Considerations (University of Toronto St. George Campus Urban Design Guidelines, July 19, 2022)

Built Form Strategy

The proposed University of Toronto St. George Campus Site-Specific Block Urban Design Guidelines, note that buildings in this area should generally be of a low- or mid-scale institutional typology, with overall heights that reinforce the lower-scale character of St. George Street, with a street wall height consistent with existing buildings, and an angular plane transition. An angular plane transition down towards the Huron-Sussex Character Area on the west side of bpNichol Lane is proposed. The setback is proposed as 6m from St George Street and 3m from Sussex Avenue. In the case of the Innis College site, this translates to a height of 12m (to match the existing height of the Max Gluskin House) at the western edge of the site along bpNichol Lane and a height of 32m, transitioning down to 16m along St. George Street. The proposed addition and expansion aligns with the built form strategy as outlined in these guidelines.

Landscape and Open Space Requirements

The two wings of the College currently enclose an open quad or courtyard greenspace that defines the north edge of the site. The outdoor quad space is well-used in good weather and features outdoor furniture and areas of paving. The space is seen as a key component of the College and any renewal plans must seek to achieve a balance of building infrastructure intensification while conserving usable open space and landscape, including existing mature trees where possible. There is also a small, enclosed rooftop patio at the second-floor level of the West Wing. Though this rooftop space is valued as an amenity, it is not barrier-free accessible and not easily located within the College. Incorporating an accessible green roof area into the prospective design was seen as beneficial, and has been located on the roof level of the addition, accessed via a new Rooftop Lounge.

The design of a revitalized landscape and quad area for the College is following the City of Toronto's Green Standard Version 3 Tier I.

Pedestrian access to the site is possible from St. George Street, Sussex Avenue, and bpNichol Lane, and significant routes have been established through usage patterns, including an east-west passage across the northern edge of the site. The proposed design reinforces and improves the existing pedestrian network in this sector of the campus. There is added consideration for the physical and visual interconnectivity between the exterior and interior of the building, particularly along building faces fronting the quad space. The desire for a 'green' courtyard was also strongly expressed through the project's consultation phases and a balance between usable hard surfaces and green lawn has been carefully considered.

The 'front door' of the building is currently on St. George Street, but this entrance presents challenges from a barrier-free accessibility standpoint, because the existing barrier-free route into the building from the exterior is lengthy and circuitous. The project had originally sought to address landscape improvements at this key area of the facility. Due to the reducing of scope during Design Development, these improvements at the St. George Street entrance have been deferred. In lieu, the project will relocate

the accessible entrance to the renewed West Atrium, in order to provide seamless and clear universal accessibility into the building. The re-built ground-plane of the West Atrium will feature adequate ramps and crush space as part of the renewal. The West Entrance also coincidentally lines up with the current Wheel-Trans drop-off on Sussex Avenue. Furthermore, access for events at Town Hall is typically from Sussex Avenue as well, further emphasizing the need to improve pedestrian accessibility at this face of the building. All landscape design will follow the AODA Guidelines for Public Spaces, as well as the University's own newly developed standard.

A tree inventory report was prepared by a certified arborist in April 2017. Of the 28 trees inventoried, 17 species were represented, making the site very diverse. The high species diversity makes the canopy cover on the site more resistant to disturbance, such as insects, disease, weather events, and climate change. The vast majority of trees on the site were rated in fair or better condition (fair, fair-good, or good). It was recommended that trees in less than fair condition be monitored, as they may require removal in the near future.

The proposed design involves the transplanting of two private trees (#3, #18) and the removal of five private trees (#16, 17, 23, 24, 26). The one City-owned tree affected is being retained through the extension of the planter, though a permit to injure will be required. For the removal of the private trees, fifteen replacement trees are required per the by-law. The proposed design has been able to identify space for six new trees. This is the maximum number of trees that can be planted in the project due to the constraints around tree spacing, soil volume, and interference with subterranean services. These changes will be made in compliance with the City of Toronto Private Tree Bylaw (City of Toronto Municipal Code Chapter 813, Article III), which regulates the removal and injury of trees 30cm DBH and greater on private land, as well as in consideration of the City Street Bylaw (City of Toronto Municipal Code, Chapter 813, Article II), which regulates the removal and injury of all trees located on municipal property.



View of existing outdoor area



Views of proposed courtyard; (left) Looking North, (right) Looking West towards Max Gluskin House (Source: Montgomery Sisam Architects, March 2023)



View looking West from St. George into the Courtyard (Source: Montgomery Sisam Architects, March 2023)

While a material improvement to bpNichol Lane itself is not part of the project scope, the design had to consider anticipating prioritizing pedestrian activity along this laneway and articulate an appropriate transition to the laneway area as space may allow. Similarly, the long-term character of the laneway is

expected to take on a more residential character on the west side, once laneway housing takes shape; the project's design was required to consider this as well.



Proposed East Elevation (Source: Montgomery Sisam Architects, March 2023)

Systems of snow-melting and de-icing will be provided for the exterior ramps at the three building entrances. The systems will comprise of system controllers, snow sensors, temperature sensors, electric heating cables, wiring, etc.

Site Access

Currently TTC Wheel-Trans buses, taxi services, and private vehicles provide transportation access for the Innis and University of Toronto communities to the many events held at Innis Town Hall. The site's overall pick-up and drop-off configuration, which currently takes place in an ad hoc fashion along Sussex Avenue, must be considered as part of the renewal and expansion project. There is no designated at-grade parking for building occupants of Innis College, with parking needs accommodated at the campus level through municipal on-street parking and the campus-wide inventory of parking garages and surface spaces.

Service and loading access currently occurs along bpNichol Lane, and this arrangement is expected to be maintained. Servicing and deliveries for the Café, along with waste management and caretaking needs for the facility, are handled via a door on this side of the building.

Heritage Status

Innis College is not on the City of Toronto Heritage Register. As part of the application to amend the Official Plan for the purposes of adopting a new Secondary Plan for the University of Toronto (replacing the existing University of Toronto Secondary Plan of 1997), the University of Toronto Cultural Heritage Resource Assessment (CHRA) was prepared by ERA Architects in February 2018. The cultural heritage

value of the built and landscape resources of the St. George Campus are being assessed through this process, in order to ensure the conservation of significant cultural heritage resources as the campus evolves to meet current and future institutional requirements. The CHRA identifies the Innis College property as a Character-supporting resource. In addition, based on the research and analysis outlined in the CHRA report, Innis College at 2 Sussex Avenue was found to meet the Ont. Re. 9/06 criteria for cultural heritage value based on design, historical, and contextual value.

Soil Conditions

Geotechnical Investigation was conducted by Peto MacCallum Ltd. in December 2022. In addition to the geotechnical investigation, PML conducted a Phase One, Phase Two, and a Hydrogeological Assessment and Precondition Survey. The purpose of this investigation was to assess the subsurface soil and groundwater conditions at the site, and based on the information obtained, to provide geotechnical recommendations pertaining to the design and construction of the proposed addition building.

Bicycle Parking

Bicycle parking will be required as part of this development. The University of Toronto has its own bicycle parking bylaw, and is required to provide 850 bicycle parking spaces within the boundaries of the St. George Campus. This requirement is currently exceeded by more than three times (3,150 short-term spaces). However, new development needs to comply with the City's Green Standard, particularly the requirement for long-term bicycle parking spaces.

Covered bike parking is being retained under the existing portico along Sussex Avenue. Further opportunities for bike parking should be explore as part of the future East Wing renovation and regrading along St. George.

Environmental Issues & Regional Conservation, per the Ministry of the Environment

New 2022 Emission Reporting & Compliance Obligations

- Approval required from the Ministry of Environment, Conservation and Parks if releasing pollutants into air, land, or water and/or transporting or disposing of waste.
 - o Environmental Compliance Approval (ECA) for complex operations (manufacturing / industrial processing), posing a high environmental risk
 - o Environmental Activity & Sector Registry (EASR) Low Environment, human health impact, use of equipment and/or processes with standard or known environmental impacts. UofT is considered less complex
- Environmental Activity & Sector Registry (EASR), Environmental Protection Act RSO 1990 c.e. 19 and Ontario Regulation 245/11 Registrations under Part 11.2 of the Act General
- 3 Types of Compliance:

- o EASR Air Emissions (ESDM) Emissions Summary and Dispersion Modelling performed by EHS and verified by external licensed engineer
- o EASR Noise Emissions (AAR) Acoustics Assessment Report verified by external licensed engineer
 - Guidelines limit of 45 decibels 11pm to 7am, and 50 decibels other times. Background sound such as street noise can elevate the limit.
- o EASR Water Takings – Construction site dewatering, continued use of short-term storm sewer discharge agreement
 - Less than 400,000 L / day
 - City of Toronto Private Water Discharge. Toronto Municipal Code Chapter 681 – Sewers.
 - Foundation Drainage Policy Effective 1 January 2022

Removal of Existing Site Elements

The bust of Endre Ady (by sculptor Geza Csorba) was placed in the Innis College Green due to an agreement between Professor John Browne (as past Principal of Innis College) and Andre Czegledy, who was a student at Innis in the mid-1980s and is now a professor at Wilfrid Laurier University. The statue was donated by Andre’s father, Kalman, on behalf of the Independent Mutual Benefit Federation. It has no direct relationship to the College nor any aspect of the College’s history, beyond the Czegledy connection, and is the property of the College. It is located within the footprint of the proposed West Wing and therefore will be relocated to a safe space within the College interior when disruptions to the courtyard occur. After such time as the courtyard has been restored, an appropriate spot within the newly configured landscape area will be considered.

f) Campus Infrastructure Considerations

Power Supply

The existing electrical service is a 350-amp 347/600-volt 3-phase feeder, originating from Transformer T1 located in the Northwest Chiller Plant via manholes MH23 and MH43. The existing service does not have adequate capacity to accommodate the proposed expansion. A new substation will need to be fed from the NW Chiller plant at 13.8-kV. The existing normal power incoming cables will be removed back to the NW Chiller Plant and the existing emergency power incoming cables will be removed back to their source panel in the Robarts Library. The existing ductbank between Innis’s existing main electrical room and MH43 will be demolished.

New Power

A new Innis College 13.8kV substation (Building #132) will be added to UofT 13.8kV power grid loop 2, Section D, between the NW Chiller Plant substation (Building #122) and the Robarts Library substation (Building #6).

A new 13.8kV power feed (with two feeders) will be provided by splicing the HV loop at an existing manhole (MH23) located at the South-East corner of Sussex Ave. and Huron St. The new 13.8kV feed will run from MH23 to MH43 via spare ducts in the existing ductbank and from MH43 to the Innis College new substation via a new underground ductbank, and terminate in a loop-feed configuration on the new incoming switchgear cells.

UofT Utilities have confirmed that there are spare ducts available for this loop feed between MH23 and MH43. A new underground concrete encased duct bank, 3W x 2H, will be constructed from the existing MH43 to the new substation. The ductbank will house HV cables as well as 24-strand single mode fibre optic cables for substation remote controls and data collection. The bidders will be asked to submit an alternative pricing to replace the entire length of existing HV cables on loop 2, section D, between the NW Chiller Plant and Robarts Library with new HV cables.

New fibre cables will be provided from the Innis College substation to the NW Chiller Plant and Robarts Library substations for Campus HV distribution equipment pilot-wire relay remote controls and monitoring. The new fibre cables will be pulled through the existing ductbanks to land on the NW Chiller Plant and Robarts HV switchgear. The existing HV switchgear in the NW Chiller Plant and Robarts Library will be upgraded with the new pilot-wire relaying system.

Natural Gas

Archive drawings from the 1999 renovations indicate that there is a 100-diameter gas line that enters the basement plant room in the East Wing. It is proposed to utilize the existing gas main to serve the new loads. The incoming gas main pressure will need to be increased to 10 psig to meet the combined existing and new loads. The existing gas meter will need to be upgraded to a new meter to accommodate the new loads.

Natural gas will be distributed at a pressure of 5 psig to meet the following requirements in the new building:

- All kitchen equipment;
- Heating boilers in the Penthouse;
- Gas-fired humidifiers in the Penthouse;
- A new Emergency Generator.

Natural gas will be distributed at a pressure of 10 psig exclusively for the proposed new emergency generator. A dedicated 10 psig gas line will be branched off from the incoming gas station and will be piped to the generator within a fire-rated shaft. The 5 psig gas line for the remaining loads will be distributed through the facility for the various loads.

Sewer and Stormwater Management

Site regrading and improved drainage must be undertaken in conjunction with any renewal work in order to address existing water ponding issues in the courtyard area. A cistern has been proposed below grade at the northeast corner of the East Wing to aid with stormwater management.

A high-level analysis of the impact of the proposed development on the existing infrastructure systems, which includes water distribution, sanitary servicing, storm drainage, and stormwater management can be found in the feasibility study (September 2018). Both construction dewatering (short-term) and long-term dewatering will be required.

The objectives of the SWM plan are to determine site-specific stormwater management requirements, review the stormwater environment impact by the proposed mixed-use development, and address the City's and TRCA's requirements for stormwater quantity control and quality control as required. A preliminary stormwater management design documenting the strategy, along with the technical information necessary for the sizing of the proposed stormwater management practices will be prepared. The SWM, prepared by the Civil Engineers (LEA Consulting), can be provided upon request.

Construction Dewatering

It is expected that the elevation of the deepest excavation will be approximately 2.5 mbgs. It is assumed that the groundwater level is to be lowered about 0.5 m below the excavation level. According to the hydrogeological site assessment, the in-construction (short term) dewatering discharge rate is approximately 15,600 L/day (0.18 L/s, including a factor of safety of 1.5). Since the discharge rates for the subject construction dewatering are less than 50,000 L/day, a permit with MECP is not required. An application for a Private Water Discharge Permit will be required to discharge groundwater into the combined sewer system prior to construction.

Long-Term Dewatering

According to the hydrogeological site assessment, the long-term peak dewatering flow rate is approximately 3,450 L/day (including a factor of safety of 1.5). It is the Mechanical Engineer's (Crossey Engineering Ltd.) opinion that the groundwater sump pump will be discharging groundwater at a maximum peak flow rate of 3.2 L/s. As the discharge rate is below the threshold of 50,000 L/day, the MECP PTTW is not required. Since the water quality of the groundwater sample indicated that the TSS concentration is above the City of Toronto's Limit for Storm Sewer Discharge, basic pre-treatments will be required prior to discharge to lower the TSS parameter in order to satisfy the Storm Sewer Discharge

By-Law limits. Details of the treatment system will be included in the private water discharge application submitted to TW EM&P.

The proposed development includes an underfloor drainage system, which will ultimately discharge to the existing 500 mm R.C.P. storm sewer on St. George Street via a proposed storm pipe network. The proposed control manhole MH1 is located in the northeast corner of the site and the proposed pumped groundwater line is at the east side of the proposed four-storey West Wing. Because of the proposed stormwater management facilities within the courtyard, the space is limited in its ability to accommodate the installation of a groundwater discharge pipe to connect with MH1. Therefore, the treated groundwater will discharge to MH2, located in the courtyard, and drain to the existing storm sewer on St. George Street.

On-site storage volume of approximate 3.22 m³ will be provided for retaining the first 5 mm rainfall runoff, as required to achieve the water-balance target. In addition to a clean roof and landscaped area, a stormceptor is proposed to satisfy the water-quality control requirement of 80% TSS removal. An on-site storage tank of approximately 61 m³ in volume will be required in order to control the post-development 100-year stormwater flows to a two-year pre-development level.

Information Technology

Incoming Services

The existing fiber and copper services terminate at an existing freestanding rack in the existing basement electrical room at the south-east corner of the building. It is assumed that this infrastructure has capacity to accommodate the additional telecommunications needs of the expansion space. A series of new communications rooms will be provided in the expansion space, one in the lower level and one on level 3. Each new room will be interconnected back to the existing rack.

Horizontal Cabling System

The structured cabling system shall be fully tested, certified, and warrantied by the manufacturer. The acceptable manufacturer is as per the University's standards. All horizontal telecommunications cabling shall be based on a physical star topology. All cabling for each floor shall be serviced, with Telecommunications Room(s) located on alternate floors. The building shall utilize TIA/EIA 568 Category 6 UTP four-pair cabling for all programme areas.

UofT Design Standard Communication Infrastructure paragraph 14.2 states that two (2) blue-jacketed Cat 6 UTP to each outlet will be provided to support Data and VoIP technologies unless otherwise noted. The facility shall have full 802.11a,b,g,n & ac wireless coverage. Each wireless location shall require a minimum of two data cables per access point. All wireless access points shall be TIA/EIA 568 Category 6 UTP four-pair cabling; all new Category 6 UTP horizontal voice and data cabling shall terminate on new 48 port Category 6 patch panels located in their respective fields. Patch panels shall be located within racks inside the telecommunications room. All telecommunications racks shall be two-post style. The

quantity of racks shall accommodate all required termination patch panels, network switches, and security system equipment. One four-post style rack will be required to house academic servers.

Appropriately sized horizontal and vertical cable management panels shall be provided for patching of equipment. All horizontal telecommunications cabling shall have CMP (FT-6) or CMR (FT-4) rated jacket as applicable. All modular jacks shall be 8-position, terminated in a T-568A sequence.

Fibre Optic Backbone Cabling

There will be a minimum of two 24-strand single mode fibre optic cables that will connect the main telecommunications room with each floor-serving telecommunications room. It is recommended that each cable shall follow a separate route to ensure route diversity.

Connectors shall be LC type with attenuation of 0.2 to 0.4 dB maximum. All fibre cabling will be CMP (FT-6) or CMR (FT-4) rated jacket as applicable, and all strands shall be terminated. Campus Fibre will run direct to a new Telecommunications room (TR) in the basement via the existing entrance to the facility, while alternate route is being considered to provide redundancy back to the Campus backbone.

Security

UofT Security Systems are interconnected with UofT Campus Police, located at 21 Sussex Avenue via fiber and copper inter-building cabling infrastructure. UofT Campus Police monitors the security systems on a 24/7 basis. Honeywell Enterprise Security software and Honeywell DVM video management and surveillance system are provided. Hardware-supplied key override will be provided for any security item electrically locked. Locks must accommodate Sargent mechanical or iLogic cylinders. Locking devices may use Sargent WiFi/POE and Harmony 2, 8000 series RIM Exit Devices or a Salto locking system.

Access control servers will be provided by UofT. The system will be based on virtual servers provided by UofT with an assessed fee for required added capacity. The project will pay for licensing, network, storage, and other fees. Network specifications will be supplied by F&S IT, St George Campus. The system will use a centralized power supply for security equipment.

Dedicated Power over Ethernet (PoE) LAN switches will be provided for the security system.

Access Control System

UofT utilizes a Honeywell-based Access Control System across campus, centrally controlled and monitored by UofT Campus Police. A secondary locally controlled and monitored system may be provided for local users, to be determined with the client. The access control system in the facility shall facilitate controlled access to all exterior entrances to the building. The system shall include proximity readers, electric locks, door alarms, and door contacts located at doors that require controlled access. Doors that require only monitoring of open/close status shall be equipped with door contacts and door alarms.

Access control panels, complete with the necessary input/output modules, power supplies, and software will be located in the facility. Remote release functions will be incorporated in the access control system to facilitate remote opening and closing of exterior doors by Campus Police. All electric locking devices shall use electric latch retraction panic device or electric mortise locksets. Electric strikes can be used in barrier-free washrooms.

Following UofT Standards, new builds will use a PCSC fault-tolerant system provided by Honeywell. All parts are to work with PCSC controllers and Fault-Tolerant (PCSC) devices. All doors are, without exception, to report both forced-open and held-open conditions. Overhead doors will be equipped with a door contact and key switch bypass. Elevators will be equipped with a card reader to allow/control floor access. Doors with automatic openers will be interfaced with the locking device. Glass break detectors will be provided if glass is integral to the door or a motion detector will be provided.

The system will be based on Honeywell ADEMCO VISTA-125 BPT Commercial Burglary Partitioned Security system or an agreed-upon equivalent, and an acoustic glass break detector Honeywell FG-1625/T, or its equal. Security will be divided into zones, external doors will be controlled and monitored by UofT, and internal doors will be controlled and monitored locally.

CCTV System

The CCTV system shall be an IP (Internet Protocol)-based CCTV system that facilitates live monitoring and recording of video streams from strategically placed IP-based CCTV video cameras throughout the facility. CCTV Cameras will be strategically located to monitor and record activity at:

- Entrances and exits to and from the facility;
- Reception areas;
- Basement corridors.

The CCTV System shall include CCTV client/server software to facilitate authenticated access and viewing of live and recorded video streams from computers on the owner's IP data network. The system will be a stand-alone with a HDVM server and software supplied by the University. The system will be connected to the University Private Security Network. A minimum of 30 days of storage will be provided for each camera.

Panic/Duress Alarm System and Emergency Phone

The panic alarm system shall provide a means for persons in duress to request assistance from the concierge desk and surrounding areas. The panic alarm system shall consist of panic alarm stations located through the parking garage and shall be electronically monitored at the UofT Campus Police.

The panic alarm stations shall consist of an alarm initiator (large red button), siren, strobe light, and an integrated intercom substation. The system shall have the capability to instantly pinpoint the zone from which an alarm has originated. The system shall allow for bidirectional communication between the panic alarm station and the security monitoring centre. The system will use Code Blue ToolVox servers for

Campus Assist based on VoIP telephony. All panic alarms shall be provided by the manufacturer Code Blue Corporation.

g) Secondary Effects

Demolition of Existing Structures

Central to the project of renovation and addition is the selective demolition of the West Wing (see ‘Proposed Demolition & Major Renovation Plan’) while respecting the general spatial configuration of the 1970s design that integrates the Victorian house form into the overall plan. Therefore, this strategic demolition must be carefully executed with the goal of preserving at a minimum the scale and character along the Sussex elevation and potentially the bpNichol elevation as well. The West Atrium space and corridor 112K behind the Town Hall will also form part of the renovation work in this area. Estimated gross area to be demolished is 148 gsm, while gross area anticipated to be substantially renovated in the west section of the College is 878 gsm. Combined, 529 nasm of existing area will be impacted through the West Wing scope.

Other selective demolition will accompany the addition and renovation, such as the demolition at junction points where new construction meets existing in order to provide proper connections, which may include areas in the existing basement, the elevator vestibule 135V in the East Wing, bridge 213B, corridor and locker area 234, storage room 327, or offices in rooms 233 and 325.

Staging Requirements

Several areas will be affected by the work of the renovation and addition project, primarily occupants of the Victorian house:

Department (Space Type)	Area nasm	Total # of Rooms	Staging Plan
Cinema Studies	7.5	.5	
Academic Dept Offices and Related Space	7.5	.5	TBD - accommodate within Innis
Innis College	90.3	8.5	
Academic Dept Offices and Related Space	90.3	6.5	TBD - 371 Bloor Sociology
Student Society Office Space	TBD	2	TBD - Storage
Learning Space Management Classroom Inventory	103.8	2	
Classroom Facilities	103.8	2	371 Bloor Sociology Rooms 238 + 240
Total Area (Requires staging during construction) nasm	241.5	11	
Innis Cafe	116.5	3	None; contract will be terminated.
Innis Café, Servery and Refreshments	116.5	3	
Innis College	42.8	2	TBD - accommodate within Innis
Non-Library Study Space	42.8	2	
Total Area (Out of service during construction) nasm	159.3	5	
Total Area (Victorian House) nasm	360.9	16	

The Innis Café will be out of service during construction. Student study space within the Victorian house will also be temporarily unavailable.

A plan is underway to accommodate LSM classrooms Rooms 204 and 209 (seating 45 and 20 students respectively) at 371 Bloor Street West in Rooms 238 and 240, once Sociology vacates this space in Spring/Summer 2023. Sociology space could also provide accommodation for Innis College faculty and staff (7 offices), as well as storage space for Student Societies. All impacts on exiting and access within the College (particularly for the Innis Town Hall) are being carefully reviewed as part of the project design and construction strategy.

Impact on Other Buildings or Projects in the Sector

While all measures will be taken to minimize the impact of construction activities on neighbouring buildings and their usage, it should be anticipated that the construction project may periodically affect those in the vicinity through temporary disruption to access (to bpNichol Lane in particular) and services. Noise, dust, and vibration should be minimized in the approach to construction.

While a portion of the mid-block connection will be retained throughout construction, reduced access along the south of the Max Gluskin Building is expected. Similarly, while through access will be maintained on bpNichol Lane, there will be reduced access that may impact the neighbours to the west and north of the College. The Construction Manager has developed a detailed Site Logistics Plan that will be shared with the neighbouring collegiate and private community in the coming months.

Reallocation of Vacated Space

The creation of new space affords the opportunity to vacate substandard existing spaces in the east-wing, and to renovate and reallocate these areas to new uses in a later phase. Additionally, residential suites within the Innis Student Residence (Suite 127) may be returned to residential use or be repurposed for other residence administrative functions (Suite 118) following project completion, and elements of the Office of Student Life can be relocated to a revitalized Innis College.

h) Project Phasing

The West Wing of the building, which retains the structure of the original Victorian-era house-form and presents challenges related to accessibility, systems, and the building envelope has been identified as the most appropriate location for the renewal project. The location also provides an opportunity to close off the West Wing of the facility during construction and renovation, while allowing the remaining areas of the facility (Town Hall, the East Wing) to remain operational. The project will be built through one continuous phase without stoppages, though a series of sub-phases, starting with the demolition of the rear of the Victorian house-form and the West Atrium, followed by the construction of the new West Wing, the Link and reconstruction of the West Atrium and entrance vestibule. Refer to the schedule below for the anticipated construction schedule.

i) Schedule

The proposed schedule for the project is as follows:

- Terms of Reference November 25, 2016 (Cycle 3 2016-2017)
- Request for Feasibility Study Consultant fees August 28, 2017 (Cycle 1 2017-2018)
- Request for Implementation Consultant fees October 5, 2018 (Cycle 2 2018-2019)
- Contract Award April 2019
- Design April 2019 – November 2022
- Request for Additional Consultant fees August 18, 2022 (Cycle 1 2022-2023)
- Building Permit April 2023 – June 2023
- Full governance April – June 2023 (Cycle 6 2022-23)
- Sequential Tenders & Awards May – July 2023
- Construction start July 2023
- Substantial Completion July 2025

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 (provided through the Class B Cost Estimate at 100% Design Development by the Construction Manager, Urbacon, and vetted within a reasonable margin by the Consultant Quantity Surveyor, Turner & Townsend).
- Contingencies: design and project contingencies are included
- Taxes
- Hazardous waste removal

decommission of hazardous substances

disposal costs for hazardous materials

release of area (hazardous materials) for unrestricted re-use

- Site service relocates
- Infrastructure upgrades in the sector
- Secondary effects: staging, maintaining egress through the various sub-phases of the project
- Demolition: of the rear of the Victorian house form as well as the West atrium and the north wall of the corridor north of the Town Hall
- Landscaping
- Permits and insurance
- Professional fees, architect, engineer, misc. consultants, project management
- Construction Management
- Utility and service disconnections and reconnections
- Furniture and equipment
- Miscellaneous costs [signage, security, other]
- Commissioning
- Escalation
- Financing costs during design & construction: refer to cash flow estimate.

b) Operating Costs

The current occupancy cost for Innis College building (2 Sussex Avenue) for 2022-23 is \$450/nasm and covers caretaking, building maintenance, utilities. No change is anticipated due to this project. Costs will be apportioned according to building occupancy.

c) Other Related Costs

None anticipated at this time.

d) Funding Sources

The project is fully funded by Arts & Science, Innis College, and the Provost through a combination of Divisional & Operating Reserves, Donations, Student Levy, and Financing.

APPENDICES:

1. Existing Space Inventory
2. Existing Space Inventory – Staging Requirement
3. Space Utilization and Requirement Analysis
4. Existing Building Drawings
5. Proposed Design Drawings—100% Design Development, November 2022
6. Equipment/Furnishings schedules (on request)
7. Total Project Cost Estimate (on request to limited distribution)
8. Background reports/studies (on request)
 - a) Geotechnical Investigation (December 2022)
 - b) Electrical Design Brief (November 2022)
 - c) Mechanical Design Brief (November 2022)
 - d) Stormwater Management (SWM) Report (November 2022)
9. Feasibility Study & Concept Design (September 2018)
10. Background reports/studies (on request to limited distribution)
 - a) Report of the Advisory Committee for the Appointment of a Principal, Innis College (March 31, 2015)
 - b) Innis College Self-Study (October, 2014)
 - c) Arborist Report (April 14, 2017)
 - d) Site Survey (July 20, 2016)

1. Existing Space Inventory

Total Area by Department		COU Cat.	Innis College	Innis College Residence	Total Area (sq.m)
Innis College		1.0, 4.0, 5.0,11.0,14.0	1,226.3	102.9	1,329.2
LSM Classrooms		1.0	202.1		202.1
Spaces & Experiences		7.0	158.4		158.4
Cinema Studies		4.0	146.7		146.7
Total Area (nasm)			1,733.5	102.9	1,836.4
Non-Assignable Space		16.0	1,158.1		1,158.1
Total Area (net sq. m)			2,891.5		2,891.5
Total Area (gsm)			3,472.9		5,849.3

COU Cat.	Total Area	Innis College	Innis College Residence	Total Area (nasm)
1.0	Classrooms & Support			
1.0	Classrooms & Support (Innis)	363.2		363.2
1.0	Classrooms & Support (LSM)	202.1		202.1
	Sub-Total	565.3		565.3
4.0	Academic Office Space (Innis)			
4.1	Faculty Offices	67.3		67.3
4.4	Dept Support Staff Offices	211.7	66.2	277.9
4.5	Dept Office Support Space	202.6	36.7	239.3
	Sub-Total	481.6	102.9	584.5
4.0	Academic Office Space (CSI)			
4.1	Faculty Offices	102.8		102.8
4.3	Graduate Student Offices	12.3		12.3
4.4	Dept Support Staff Offices	18.1		18.1
4.5	Dept Office Support Space	25.8		25.8
	Sub-Total	159.0		159.0
5.0	Library Facilities	126.9		126.9
7.0	Food Services (Ancillary)	158.4		158.4
11.0	Non-Library Study Space	187.1		187.1
14.0	Student Office and Activity Space	55.2		55.2
Total Area (nasm)		1,733.5	102.9	1,836.4

Innis College Residence

Room	Cat	Subcategory Description	Room Name	Seat Capacity	Shared Area
127H	4.5	Office Support Space	Private Washroom	0	4.6
127G	4.5	Office Support Space	Private Washroom	0	2.3
127F	4.5	Office Support Space	Storage	0	3.3
127E	4.4	Departmental Support Staff Office	Assistant Dean - Student Life/Coordinator	1	14.3
127D	4.4	Departmental Support Staff Office	Assistant Dean - Community Wellness	1	13.5
127C	4.4	Departmental Support Staff Office	Learning Strategist	1	12.8
127B	4.4	Departmental Support Staff Office	Residence Life Office	1	13.1
127A	4.4	Departmental Support Staff Office	Accessibility Advisor	1	12.5
127	4.5	Office Support Space	Common Room	0	26.5
					102.9

2. Existing Space Inventory - Staging Requirement/Out of Service Space during Construction (Victorian House)

Bld	Rm	Dept		Subcategory	Room Name	%	Seat Cap.	Area nasm
IN	102	Ancillary	7.2	Food Facilities	Café Servery/Kitchen	100	0	34.3
IN	109	Ancillary	7.1	Food Facilities	Innis Café	100	42	76.5
IN	108V	Ancillary	7.1	Food Facilities	Corridor/Café Refreshment Area	20	0	5.7
IN	105	Innis	11.2	Informal Study	Student Lounge	100	6	32.2
IN	107	Innis	14.1	Student Office	Student Societies (<i>Herald</i> , CINSSU, URSSU, <i>Specatorial</i>)	100	Storage Req'd	
IN	108	Innis	14.1	Student Office	Innis College Student Society	100		
IN	210	Innis	4.3	Graduate Office	TA Office - Cinema Studies	100	2	12.3
IN	211	Innis	11.2	Informal Study	Corridor/Lounge	50	0	10.6
IN	204W	LSM	1.2	Classrooms	Classroom - Flat Floor	100	45	73.2
IN	209W	LSM	1.2	Classrooms	Seminar Room	100	20	30.6
IN	305	CSI	4.1	Academic Offices	Faculty Office (Urban/Writing/Cinema Studies)	50	2.5	7.5
IN	301	Innis	4.1	Academic Offices	Faculty Office (Writing & Rhetoric)	100	1	16.1
IN	302	Innis	4.4	Departmental Support Staff Office	Program Coordinator (Writing & Rhetoric/Urban Studies)	100	1	11.4
IN	303	Innis	4.1	Academic Offices	Director (Urban Studies)	100	2	17.0
IN	305	Innis	4.1	Academic Offices	Faculty Office (Urban/Writing/Cinema Studies)	50	2.5	7.5
IN	306	Innis	4.1	Academic Offices	Faculty Office (Writing & Rhetoric)	100	1	12.9
IN	308	Innis	4.1	Academic Offices	Faculty Office (Urban Studies)	100	1	13.1