



# University of Toronto TORONTO ONTARIO M5S 1A1

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OFFICE OF THE VICE-PROVOST, SPACE AND FACILITIES PLANNING

TO: University Affairs Board

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning

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DATE: January 7, 2003 for January 21, 2003

AGENDA ITEM: #6

## **ITEM IDENTIFICATION:**

Information update on Residence Accommodation at the University of Toronto

## **JURISDICTIONAL INFORMATION:**

The Board is responsible for campus and student services, including residences.

## **PREVIOUS ACTION TAKEN:**

Not applicable. This report is in response to a request from a member of Governing Council for an update on the status of residences at the University.

## **HIGHLIGHTS:**

An update on the number of residences beds at the University of Toronto is provided.

A copy of a presentation made by Gail Milgrom and Jennifer Adams to the Society of College and University Planning [SCUP] on the Status of Residential Planning on the University of Toronto Campuses, October 2002 is attached. This document provides a useful historical perspective of the planned residence expansion at the University of Toronto.

Additionally, a Planning Document, prepared in August, 2002, which provides a comprehensive overview of the Residence and Housing Projections at the University of Toronto is attached. An update, on this information for the St. George Campus is provided in Table 1. This table provides information on the number of beds on the U of T campus, beds envisaged within planned and to-be-anticipated residences, the number of beds 'bought off-campus' as well as the number of beds within independent residences which are used by University of Toronto students.

## **FINANCIAL AND/OR PLANNING IMPLICATIONS:**

Not applicable.

## **RECOMMENDATION:**

This item is for information only

Presentation Prepared for the  
Society of College and University Planning  
on the  
Status of Residential Planning  
for the University of Toronto Campuses  
as of October 2002

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1

3,000 New Residence Spaces  
Planned for  
the University of Toronto:

**WE'RE HALF WAY THERE**

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**Or are we?**

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Jennifer Adams and Gail Milgrom  
Campus and Facilities Planning  
University of Toronto, Toronto, ON, Canada  
SCUP Conference | October 2002

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**Facts and Figures: The City of Toronto**



Located in the city of Toronto:

- 2.48 million people
- 3,939 people per square km.
- Toronto covers 632 sq. km (~250 sq. miles) and is located on the northwest shore of Lake Ontario
- One third of Canada's population is located within 160 km (100 mile) radius of Toronto.
- One half of the population of the United States is within one day's drive of Toronto.

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## Facts and Figures: The University of Toronto

### University of Toronto Facts:

- Founded in 1827 by British Royal Charter, U of T is the largest university in Canada, and one of the largest in North America
- 62,000 students (47,000 full-time, 50,000 FTE)
- 7,300 FTE appointed faculty and staff (13,500 headcount)
- operating budget \$815 million
- research revenues \$274 million (excluding affiliated hospitals)
- 86 doctoral programs, 14 professional faculties, 20 affiliated teaching hospitals
- library has 14.3 million volumes and is one of the top research libraries in North America

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## Facts and Figures: The Three Campuses

### Three campuses:

- St. George
- Mississauga
- Scarborough
- together cover 688 acres of land
- 248 buildings - 48 of which are historically or architecturally designated
- 1.34 million gross square meters (14.4 million gs<sup>2</sup>) of space



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6

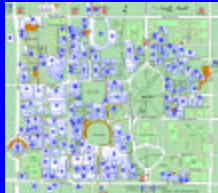
## Facts and Figures: the St. George Campus

### Downtown, main campus

- 67 hectares (166 acres)
- 47,500 students (36,000 undergraduates, 11,500 graduate students)

### 6,026 residence spaces include:

- 3,402 undergraduate spaces located within 7 College precincts
- 1,144 graduate and family spaces located centrally
- 904 spaces in independent student housing near campus
- 576 spaces rented off campus



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## Facts and Figures: the Mississauga Campus



- 90 hectares (223 acres)
- 7,500 students
- 772 student residence spaces
- 33 km (20 miles) west of downtown campus



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## Facts and Figures: the Scarborough Campus



- 122 hectares (300 acres)
- 7,000 students
- 536 residence beds
- 33 km (20 miles) east of downtown campus



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## 2002 Residence Spaces Available

	UNIVERSITY OWNED	RENTED AND INDEPENDENTS*	TOTAL BEDS AVAILABLE
<b>St. George:</b>			
Constituency Colleges	1,427	576	2,003
Federated Colleges	1,975		1,975
Graduate House	434		434
Charles St. Apartment Units**	710		710
Independent Residences		904	904
<b>Subtotal St. George</b>	<b>4,546</b>	<b>1,480</b>	<b>6,026</b>
Scarborough	536		536
Mississauga***	772		772
<b>TOTALS</b>	<b>5,854</b>	<b>1,480</b>	<b>7,334</b>

\* Represents independent residence spaces occupied by U of T students in Nov. 01

\*\* Charles St. is a unit count not a bed count.

\*\*\* Mississauga also has 180 beds occupied by family members of students.

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## Increasing Residential Capacity:

- Strategic Planning
- Physical Planning
- Financial Planning

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## 1998 - 2000 - Strategic Planning

- 1996 **University Promise:** A bed for all new full time students entering first entry programs
- January 1999 University wide planning exercise: **"Raising Our Sights"**.
- February 1999 Report by **Task Force on Student Activity Space** (recommended that each new capital project, including residences, consider including a component of student activity space within it.)
- March 1999 **Student Housing: A Plan for the Next Phase** (Neelands) Companion Document to Raising Our Sights

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## 1998 - 2000 - Strategic Planning

- October 1999 **Expanding Residence Capacity:** outlines ways to accomplish target increases including sites, college affiliation and # of beds (Browne)
- December 1999 **Student Affairs response to Expanding Residence Capacity**
- Users Committees struck** for University College, New College, Scarborough Campus, Mississauga campus (Woodsworth Residence Users Committee struck in Sept. 98)
- February 2000 **“Principles to Guide Development” (SAC, APUS and GSU)**
- March 2000 **A Framework for Enrolment Expansion**

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## “Raising Our Sights” - Jan. 1999

### Enriching the Educational Experience of Students

- increase opportunities for our students to be resident on campus
- encourage students, particularly first year undergraduates, to live in residence, first year guarantee
- create residential college communities, new and continuing students
- provide family housing for students at all levels of study
- target increased spaces to be achieved by 2001

### Resource and Infrastructure Implications

- pay greater attention to the quality of the physical environment and infrastructure, to ensure that the great physical endowment of the University is not eroded through neglect or poor decisions

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## “Student Housing: A Plan for the Next Phase”

February 1999

### Targets -% of Full Time Students Accommodated

	% Students Housed 1997	% Silcox 1988 Goals	% Neelands 1999 Goals
First Entry A&S and Professional	19.2%	22.5%	28.7%
Graduate Studies	15.2%	27.0%	23.0%
Second Entry Professional Faculties	11.7%	19.0%	22.4%
Total St. George	17.2%		26.5%
Mississauga Campus	15.8%	22.5%	22.6%
Scarborough Campus	12.1%	22.5%	12.7%
<b>Total</b>	<b>16.5%</b>		<b>24.5%</b>
St. George Year 1 New Intake Students	32.1%		57.0%
Mississauga Year 1 New Intake Students	19.3%		36.9%
Scarborough Year 1 New Intake Students	16.1%		20.8%

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## 2002 Status of Residential Beds - % Students Accommodated

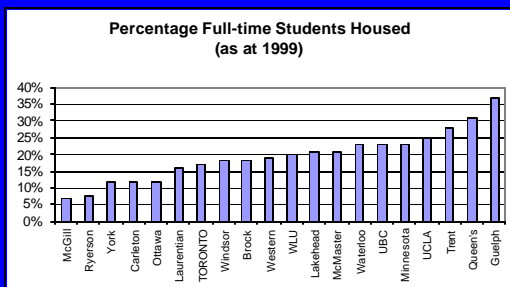
	Current Status 2002 - New Residences Still in Construction Phases					
	Projected 2002 Full Time Students	University Owned #		University Access*		
		Residence Places	Students Housed	Residence Places	Students Housed	
St. George Campus*	36,102	4,546	13%	6,026	17%	
Scarborough Campus	5,266	536	10%	536	10%	
Mississauga Campus	5,548	772	14%	772	14%	
<b>Total</b>	<b>46,916</b>	<b>5,854</b>	<b>12%</b>	<b>7,334</b>	<b>16%</b>	

\* University Access includes rentals (576) and independent beds (904) occupied by U of T in Nov. 2001

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## Comparison with Peer Institutions



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## Target 3,000 New Beds; Total 9,500 Beds

	Beds Available Nov-97	Planning Targets - Additional Beds			Total Beds
		Original Feb-99	ATOP, B.Ed.	Revised Oct-00	
St. George					
First Entry		1,200	361	1,561	
First Entry, Tartu		374		374	
Grad, Second Entry		450	150	600	
Target 1st. & G2E		2,024	511	2,535	
Family		300	60	360	
Total St. George*	4,922	2,324	571	2,895	7,817
Mississauga*	835	200	0	200	1,035
Scarborough	533	100	0	100	633
Grand Total	6,290	2,624	571	3,195	9,485

\*97's include residences in progress: Grad House at St. George and Phase VI at Mississauga

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## Principles to Guide the Development of Student Housing

- The University should offer students more choices in the types of on-campus housing provided.
- The process of designing and building new residences should include meaningful consultation with students, current residence staff as well as the surrounding community
- The University should adopt a mode of "supportive housing" to ensure that the needs of students are met
- New residences should include interim or crisis rooms
- All housing should be built on campus or within walking distance with close geographic relationship to their respective colleges
- New residences should incorporate space that is not intended to generate revenue including:
  - prayer or meditation space, meeting space for organized groups, recreational facilities, lounge/social space, music practice space, adequately sound-proofed, study space - including 24 hour study space

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## A Framework For Enrolment Expansion at the University of Toronto - March 2000

- Expected historic surge in demand for university education in Ontario
  - demographic changes
  - retention rates
  - "double cohort"
  - phasing out of 15 credit degree
- Provincial increase expected of 89,000 students over 97/98
  - U of T at Scarborough - 2,100 to 4,200 FTE
  - U of T at Mississauga - 2,400 to 4,700 FTE
  - St. George Campus - 3,500 to 4,500 FTE
  - Total U of T - 8,000 to 13,400 FTE
- Housing places will expand on all three campuses to maintain goals of the Neelands report, between 2,000 and 3,600 beds beyond those already projected

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## Residence Planning Objectives

- 3,000 new beds, or 25% of the full time
- amenity rich spaces
- on campus, within walking distance
- affordable
- accommodate the double cohort and overall enrolment growth
- community of scholars
- recruitment of high quality international graduate students

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## Where do we put them? The University of Toronto Area Part II Plan



- new approach focuses on built form results, rather than density ratios
- 23 sites identified for development
- flexible development permissions enable the University to respond quickly to opportunities

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## Zoning By-law amendments: site-specific, as-of-right building envelopes

For each site the Plan determines:

1. LAND USE
2. BUILDING ENVELOPE:
  - maximum height
  - required setbacks and build-to lines
3. DEVELOPMENT GUIDELINES
  - open space requirements
  - public space network, pedestrian access, service access
  - views, vistas, gateways
  - heritage considerations



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## Scarborough & Mississauga Campus Plans



Scarborough Campus Master Plan 2001 Mississauga Campus Master Plan 2001

- each identifies framework to guide development and expanded infrastructure requirements

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## How do we Pay? Financial Planning

### Assumptions:

- each project is self financing
- once constructed, the division (or College) assumes financial responsibility for the operation and mortgage associated with the building
- the division or College is expected to recover capital and operating costs from rents

## Financial Planning

Revenue and expense plans are modeled on the following assumptions:

- Interest rate: 8%; mortgage terms 25 years
- Occupancy rate: winter 98%; summer 48%
- Room rate at opening (winter 2002): \$550/month
- Annual break-even (positive cash flow): 5 years
- Cumulative break-even (total net positive position): 8 years
- because the current cost of capital construction would require very high rents to achieve full cost recovery the University offers down-payment assistance from central sources on a case-by-case basis to maintain rents at reasonable levels

## Project Planning: The Process



### The Project Committee:

- is established by the Provost to be advisory to the President of the University
- contains core membership representative of the interests of the project including
- is responsible to provide a project committee report

## Project Planning The Project Committee Report Terms of Reference:

- linked to divisional academic planning and enrolment targets
- require the project committee to make recommendations for: space program, functional plan, furnishings and equipment, networking requirements, environmental impact, special considerations, resources and funding.
- make reference quality standards anticipated for the particular project with respect to existing and or equivalent facilities.
- include provisional financial information including: cost estimates, potential sources of revenue, cost escalation, details of a projected cash flow analysis.



## Implementing the Plan: The Project Committee Report Outline

- |       |                               |                           |
|-------|-------------------------------|---------------------------|
| I.    | Membership                    | Appendices:               |
| II.   | Terms of Reference            | Space Inventory           |
| III.  | Background                    | Utilization Analyses      |
| IV.   | Statement of Academic Plan    | Equipment/Furnishings     |
| V.    | Space Program                 | Computing                 |
| VI.   | Functional Plan               | Project Cost Estimate     |
| VII.  | Environmental Impact          | Room Specification Sheets |
| VIII. | Special Considerations        |                           |
| IX.   | Resource Implications         |                           |
| X.    | Operating Costs               |                           |
| XI.   | Other Related Costs           |                           |
| XII.  | Funding Sources and Cash Flow |                           |
| XIII. | Schedule                      |                           |
| XIV.  | Recommendations               |                           |

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29

## Getting to a Space Program

Decisions made for each project based on:

- profile of student population
- available infrastructure
- existing type of delivery services at College
- College philosophy
- cost
- research, observations and comparisons of newer types of delivery

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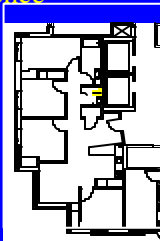
30

## Innis College Residence

Architects: Zeidler Roberts  
Architects  
Area: 11,817 gsm (127,200gsf)  
Budget: \$11,750,300  
(\$35,900/bed)  
Completion: 1994

327 beds in apartment suites each  
including 4 bedrooms, 1-1/2  
washrooms, 1 living  
room/kitchen

Additional amenities include:  
common rooms, study rooms,  
tv rooms, laundry rooms,  
physical activity room, multi-  
purpose room, don's suites,  
administrative suite



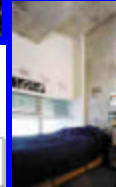
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## Graduate House Residence

Architects: Morphosis Inc. with  
Teple Architects  
Area: 17,280 gsm residence,  
5,880 gsm parking garage  
and commercial space  
Budget: \$17.8 million  
Completion: Fall 2000

- 434 beds in apartment units  
each with 4 bedrooms, 2  
washrooms, living  
room/kitchen
- majority of units are 2 floor  
units off of skip-stop corridor
- large multi-purpose room  
with adjacent laundry room  
forms social space
- retail at grade, parking below  
grade



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## Mississauga - Phase VI

- Architects: Baird Sampson Architects
- Area: 6,457 gross sq.m.
- Budget: \$9.6 Million
- Completion: Sept. 99



- 192 beds
- Departure from campus townhouse style residences
- Four bedrooms suites grouped in pods
- Don's apartments located for "passive supervision and support"
- Meeting room, entrance lounge

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## Existing Dormitory-Style Residences



New College Wetmore Hall



Trinity College Residence

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## Getting to a Space Program: Reconceptualizing the student residence

SUITE STYLE	DORM STYLE
<b>pros</b>	<b>pros</b>
low service - no need for communal dining facilities	more social model
flexible - meets needs of undergraduate, graduate and 2nd entry students	easier for residence life staff to program
popular with students - proven track record re: recruitment of students	easier transition for young students b/c no meal prep. req'd
adaptable for students with particular cultural or social dietary and other needs	
more privacy for students	
<b>cons</b>	<b>cons</b>
less social model - better suited to more mature students	less privacy
	not flexible for adaptation
	not popular with more mature students

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## Space Program Target Areas

- Area/bed: 37sm/bed for suite style  
(Note: Innis - 36sm/bed; Grad House 39/bed)
- bedroom size: 11nasm suite style; 12-13 nasm dorm style
- area per suite: 89 sm/suite
- area per bathroom: 4.5nasm/bathroom
- 1-2 fully accessible suites
- 1-2 short-term stay/crisis rooms
- 1 Don per house of 24 (Mississauga, Scarborough) to 40 (Woodsworth, New College)

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## Getting to a Space Program: Common Elements

for the individual student	shared by a suite or cluster of students	shared by all residents	shared by College	other
single or double bedroom	washrooms - toilet, sink, bath/shower	common rooms (may include kitchenette)	student club/activity offices	linen storage for summer use
individual telephone line	kitchens (suite style only)	study rooms - with internet hook-ups	meeting rooms	College academic spaces
internet/cable hook-up	living room/dining room	music rooms	study spaces	University wide academic spaces
clothes closet or wardrobe with hanging rod and adjustable shelving	storage rooms	TV rooms		retail space
captains bed with drawers or bed and chest of drawers		laundry rooms		
desk and chair		physical activity rooms		
natural light with operable windows		meeting and/or group study rooms		
built in space for small refrigerators (dorm only)		bicycle storage and general storage		
reading and overhead lighting		security/access		
		mail delivery		

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## Typical Space Program

S:arborough Residence Users Committee		Unit	Project
201 Beds		nas/m	nas/m
<b>Space Program</b>			
<b>1: Bed Units</b>			
4	bedrooms @ 11 sq.m. including closet	44	
2	baths @ 4.5 sq.m.	9	
1	living room/bath-in kitchen @ 25 sq.m.	25	
1	storage closet @ 3 sq.m.	3	
	circulation space within unit @ 10%	8.1	
42	4 bed units @	88.1	4,366
<b>1: Bed Units (Don's Suites)</b>			
1	bedroom @ 11 sq.m. including closet	11	
1	bath @ 4.5 sq.m.	4.5	
1	living room (interview room) /eat-in kitchen @ 25 sq.m.	25	
1	storage closet @ 3 sq.m.	3	
	circulation space within unit @ 10%	4.35	
2	1 bed unit @	47.85	96
<b>Shared Facilities</b>			
3	Small Common Rooms, capacity 25 or less	50	150
1	Large Meeting Room, capacity 100, with kitchenette	130	130
3	Study Rooms, capacity 14 or less	35	105
2	General Linn	5	10
4	Laundry Rooms	10	40
<b>Administrative Facilities</b>			
1	Residence Life/Manager Office	13	13
1	Reception Desk and office support space	13	13
1	Maintenance/Custodial Office	10	10
1	Storage Locker Area	40	40
<b>Subtotal</b>			
		2,122	10,620

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Space Program identifies all required spaces by:

- type
- number of units
- area in net assignable square meters (nas/m)
- target net to gross ratio
- target gross area per bed

net assignable square meters (nas/m)	413
Total NASM	4,732
Gross up factor	1.60
Total Gross Sq.M.	7,571

## Total Project Cost Estimate

Items	Project Planning Report	Concept Design	Design Development	Drawings @ 90%	Tender	100% Complete
Construction Cost	14,250,000	0	0	0	0	0
Escalation allowance to March 2003	156,750					
Construction Contingency	1,425,000					
Applicable GST	365,720					
<b>Total Construction Costs, plus taxes</b>	<b>\$16,197,470</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Site preparation	200,625					
Services to site	552,475					
Secondary Effects	na					
Demolition	189,275					
Landscaping	255,775					
Permits & Insurance	265,530					
Professional Fees	1,558,510					
Computer & Telephone Terminations, moves	51,155					
Moving & Staging	na					
Furnishings & Equipment see schedule	1,013,890					
Miscellaneous Costs (signage, security, ...)	155,785					
Commissioning	inc in contr					
Donor Recognition + events	35,900					
Finance Costs - see cashflow	1,023,810					
<b>Total Project Cost Estimate GST included</b>	<b>\$21,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Identified in report: Total Project Cost Estimate; Operating costs; Other related costs; Funding sources and cash flow analysis

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## Project Implementation

The Project Committee Report is passed through all levels of University governance for approval.

The approved Project Committee Report:

- triggers architect selection
- provides directions to the architects and consultants: program, area, cost, quality of construction and materials, campus planning issues, etc.
- requires further approvals for increase in cost or change in scope

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## Project Implementation Getting to Tender

Schematic design and Design Development stages:

- reconciliation of space to approved program
- project cost and financial modelling checks
- design and landscape review
- community & city consultation
- municipal approvals

Tender and Award of Project

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## Mississauga Campus



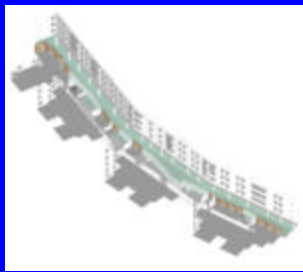
Baird Sampson Neuret Architects Inc.

- Suite Style Residence
- 197 beds
- opening September 2003
- 7,183gsm (77,320gsf)
- 36.5 gsm/bed (392 sq.ft.)
- TPC \$15,315,000
- ~\$2130/sm (\$200/sf)
- \$78,000/bed

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## Mississauga - Phase VII



Baird Sampson Neuret Architects Inc.

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43

## Mississauga - Phase VII



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## Mississauga - Phase VII



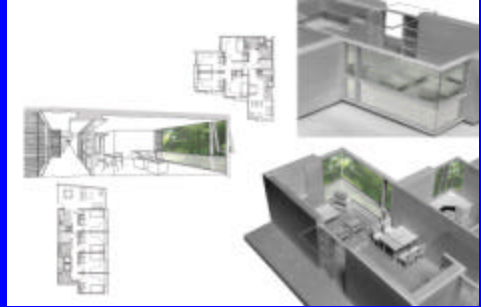
Baird Sampson Neuret Architects Inc.

### Ground Floor Plan

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## Mississauga - Phase VII

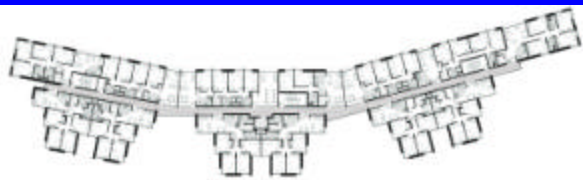


Baird Sampson Neuret Architects Inc.

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## Mississauga - Phase VII - Typical Floor



Baird Sampson Neuret Architects Inc.

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## Mississauga - Phase VII



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## Scarborough - Phase IV - Entrance



Baird Sampson Neuret Architects Inc. \* Montgomery Sisam Associates Inc. Architects

- Suite Style Residence
- 230 beds
- opening September 2003
- 8,300gsm (89,350 gsd)
- 36.1gsm/bed (388 sq.ft.)
- TPC \$16,250,000
- \$1,958/sm (\$182/sf)
- \$70,652/bed

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## Scarborough - Phase IV



Adjacent to the naturally landscaped bank of the Highland Creek Valley

At edge of existing precinct of student residences.

Continues undulating built form established by the original Andrews building.

Entrance is located as a visual feature at end of a view corridor extending from a future Welcome Centre.

Space programme went through numerous changes from original plan.

Baird Sampson Neuret Architects Inc. \* Montgomery Sisam Associates Inc. Architects

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50

## Scarborough Phase IV - Site



Baird Sampson Neuret Architects Inc. \* Montgomery Sisam Associates Inc. Architects

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## Scarborough - Phase IV - First Floor



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## Scarborough - Phase IV Model Suite



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## Scarborough Phase IV



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## New College Residence

Architects:

Saucier + Perrotte Architects  
Montreal, PQ.

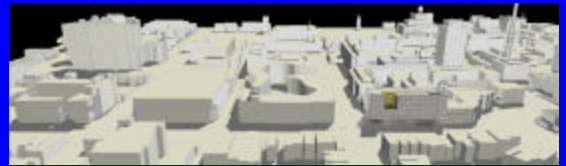
- Recipient of Canadian Architect Award of Excellence for design of this project
- Modified dormitory style
- 288 beds in single rooms
- opening September 2003
- 9873 gsm (106,275gsf)
- 34 gsm/bed
- TPC \$23,900,000
- ~\$2400/sm (\$225/sf)
- \$83,000/bed



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## New College Residence



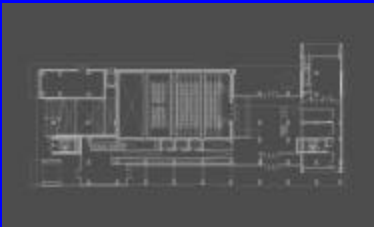
Residence in Context

Saucier + Perrotte Architects

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## New College Residence



Ground Floor Plan

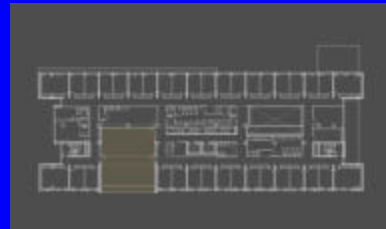
Saucier + Perotte Architects

- Amenities Include:
- large tiered multi-purpose room accessible to entire college
  - student group offices
  - faculty offices to provide academic interaction
  - physical activity room
  - music room

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## New College Residence



Typical Residential Floor

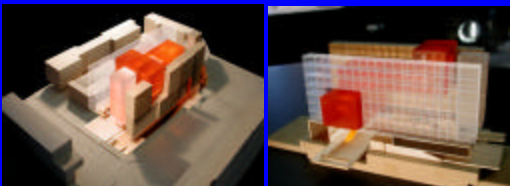
Saucier + Perotte Architects

- Amenities on each residential floor Include:
- common rooms with kitchens
  - study rooms
  - laundry rooms
  - elevated garden access

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## New College Residence



Conceptual Design: Two interlocking gardens

Saucier + Perotte Architects

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## New College Residence

Saucier + Perotte Architects



Main Student Entrance

Main Public Entrance:  
Spadina Facade

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## New College Residence: under construction



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## Woodsworth College Statistics

Architects:

Architects Alliance  
Toronto, ON.

- Suite Style Residence
- 371 beds in 4, 5 and 6 bedroom suites
- opening September 2004
- 13,897gsm (149,590gsf)
- 37.5gsm/bed
- TPC \$28,400,000
- ~\$2000/gsm (\$190/gsf)
- \$76,500/bed



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## Woodsworth College

Architects Alliance



Typical Base Building Residential Floor Plan

Amenities Include:

- common rooms and study rooms
- laundry room on ground floor
- multi-purpose room opens on to garden court
- bookable meeting room
- student group offices
- classrooms and AV storage planned in basement
- retail along Bloor Street frontage

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## Woodsworth College



Tower Typical Floor Plan



Detail: 4 bedroom suite

Architects Alliance

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## Woodsworth College



- Retail at grade along Bloor Street frontage
- 4 storey base-building limits shadowing to courtyard
- 17 storey tower at corner provides increased amenity and efficient floor plate



- pedestrian paths throughout site connect Woodsworth Residence to the Bloor/Devonshire precinct
- lower level classrooms

Architects Alliance

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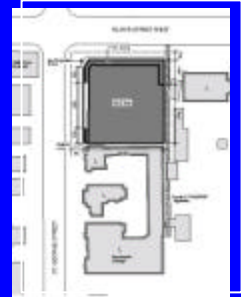
## Woodsworth Challenges

### ZONING APPROVALS:

- height permission 31m (10 storey building)
- height designed 54m (17 storey building)
- Ontario Municipal Board hearing required for re-zoning of property

**COSTS:** legal fees, escalation of construction costs

**CONSEQUENCES:** delays opening by one year, requires subsidized rental of hotel beds for additional year at substantial cost to the University



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## University College: Statistics

Architects: Zeidler Grinnell Partnership Architects

Dormitory Style	287 beds
7,410gsm (79,760gsf)	25.7gsm/bed
TPC \$21,500,000	~\$2900/sm (\$270/sf)
\$74,650/bed	est. opening: September 2004



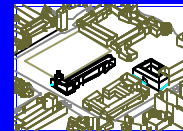
Presentation by Jennifer Adams and Gail Milgrom | Campus and

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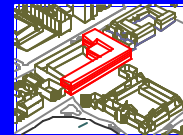
## University College Residence: Getting to a site:



Approved site



Approved site + back campus site



Approved site + Sir Dan's quad site

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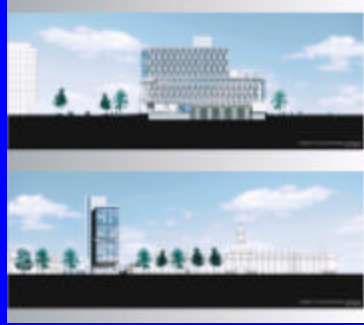
## University College Residence



Zeidler Grinnell Partnership  
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## University College Residence



Zeidler Grinnell Partnership  
Presentation by Jennifer Adams and  
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## University College Residence

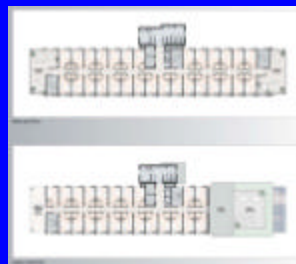


Zeidler Grinnell Partnership

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## University College Residence



Zeidler Grinnell Partnership

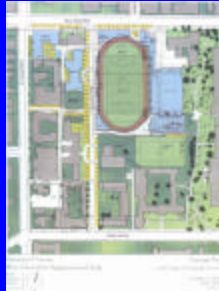
- Amenities Include:
- 1 common room per house of approx. 55stu.
- 2 TV rooms
- 1 laundry room
- multi-purpose room opens on to lower garden court
- music room

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## Residences in Very Early Planning Stages

- Varsity Development, 870 beds
- Trinity College, 200 beds
- Site 12, 356 beds
- Mississauga, 400 beds
- Scarborough, 300 beds



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## Residence Planning Objectives

- 3,000 new beds, or 25% of the full time
- amenity rich spaces
- on campus, within walking distance
- affordable
- accommodate the double cohort and increased participation
- community of scholars
- recruitment of high quality international graduate students

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## 3,000 New Beds

- Supply of beds has increased since 1997/98 by 1,000
- 1,400 beds currently under construction
- 800 to 1,400 more required to meet original target of 9,500 beds

	# BEDS
Existing 1997/98	6,290
Proposed New Beds	3,195
<b>Total Goal</b>	<b>9,485</b>
Existing 2002/03:	
Owned	5,854
Rented	576
Independent*	904
	7,334
Under Construction	1,374
<b>Total by 2004/05</b>	<b>8,708</b>
Shortfall:	
Retain Rentals & Indep	777
Retain Indep only	1,353

\*Independent as of Nov. 2001

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## 25% of the Full Time Students

Campus	Final Report on Enrolment					Current	Current	% Change
	1997/98	1998/99	1999/00	2000/01	2001/02	Projected 2002/03	Projected 2007/08	
St. George	30,540	31,751	32,874	33,370	35,001	36,102	38,715	27%
Scarborough	3,930	4,211	4,278	4,347	4,567	5,266	7,385	88%
Mississauga	4,315	4,458	4,455	4,451	4,613	5,548	8,470	96%
<b>Total</b>	<b>38,785</b>	<b>40,420</b>	<b>41,607</b>	<b>42,168</b>	<b>44,181</b>	<b>46,916</b>	<b>54,570</b>	<b>41%</b>
<b>Number of Beds Required at:</b>								
<b>25%</b>								
St. George						9,026	9,679	
Scarborough						1,317	1,846	
Mississauga						1,387	2,118	
<b>Total</b>						<b>11,729</b>	<b>13,643</b>	

**SHORTFALL OF UP TO 4000 BEDS** Original target of 9,500 total beds falls short of the number required to accommodate 25% of the total full time students expected in 2007/2008

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## 1st. Year Guarantee

CAMPUS	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
<b>PROJECTED YEAR ONE NEW INTAKE</b>						
<b>Full Time Students</b>						
St. George	6,130	6,114	6,092	5,863	5,710	5,710
Scarborough	1,882	2,320	2,296	2,290	2,124	2,124
Mississauga	1,853	2,083	2,135	2,330	2,323	2,267
Total	9,865	10,517	10,523	10,483	10,157	10,101
<b>ESTIMATED REQUIRED BEDS BASED ON CURRENT DEMAND RATIOS</b>						
	<b>% Housed in 2002/03</b>					
St. George	41.2%	2,525	2,518	2,509	2,415	2,352
Scarborough	16.5%	310	382	378	377	350
Mississauga	21.6%	400	450	461	503	501
Total		3,235	3,350	3,348	3,295	3,203

On St. George the University owns 3,400 undergraduate residence beds of which 1,882 accommodate first year students. Another 643 first years are in rented and independent space.

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## Modeling New Targets at the St. George Campus

Projected Full Time Students	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
1st. Year New Intake	6,130	6,114	6,092	5,863	5,710	5,710
Upper Years Direct Entry	10,708	11,408	12,875	12,986	12,521	12,033
Second Entry/Graduate	18,717	19,447	19,904	20,200	20,364	20,425
TST	547	547	547	547	547	547
Total	36,102	37,516	39,418	39,596	39,142	38,715
<b>Estimated Beds Required</b>						
	<b>% To Be Housed</b>					
1st. Year New Intake	60.0%	3,678	3,668	3,655	3,518	3,426
Upper Years Direct Entry	25.0%	2,677	2,852	3,219	3,247	3,130
Second Entry/Graduate	10.0%	1,872	1,945	1,990	2,020	2,036
TST	10.0%	55	55	55	55	55
Total		8,281	8,520	8,919	8,839	8,647

St. George		# Beds		Total
Year	Owned	Rented	Independ	
2002	4,546	576	904	6,026
2003	4,834	354	904	6,092
2004	5,493	120	904	6,517

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## Amenity Rich Spaces and Residence Costs Comparison

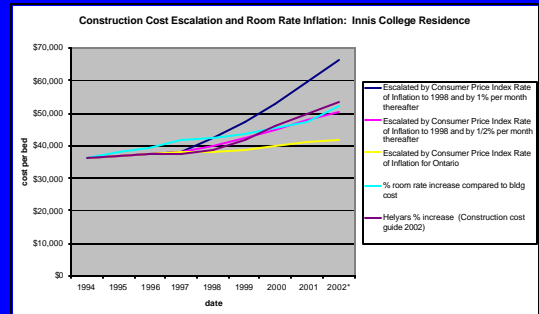
Residence	# Beds	TPC	Gross Area Sq.M.	GSM/Bed	\$/Bed Planned	\$/GSM
<b>Suite Style Residences</b>						
Woodsworth College*	371	\$28,391,500	13,897	37	\$76,527	\$2,043
Mississauga Campus	197	\$15,315,000	7,183	36	\$77,741	\$2,132
Scarborough Campus	230	\$16,250,000	8,183	36	\$70,652	\$1,986
<b>Dorm Style Residences</b>						
New College*	288	\$23,900,000	9,873	34	\$82,986	\$2,421
University College	288	\$21,500,000	7,406	26	\$74,653	\$2,903
	1,374					

\*Residences with non-residential facilities

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## Construction Cost Escalation: Greater than the overall rate of inflation



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## Market Rates and Supply More Amenable to Students?



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## Thank You

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Discussion Draft  
**RESIDENCE & HOUSING PROJECTIONS**  
at the  
**UNIVERSITY of TORONTO**

- A. UNDERGRADUATE**
- B. GRADUATE**
- C. FAMILY HOUSING**
- D. FACULTY HOUSING**

Space & Facilities Planning  
August 31st, 2002.

- A. UNDERGRADUATE:** Current objective: 25% of undergraduates in residence  
Current objective: Guaranteed first year residence admission  
UTM and UTSC residence participation is lower vs St. George  
Target: 40% of residence beds to 1st years in 2008?
- B. GRADUATE:** Limited at around 10% overall with family housing included  
High at UTM, none at UTSC
- C. FAMILY HOUSING** St. George & UTM only
- D. FACULTY HOUSING** St. George only

Date: August 31st, 2002

25007

## SUMMARY

<b>A.</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
U/G at St. GEORGE	4519	5102	5156	4705	5885	5885	6185	6185
U/G at UTM	592	592	788	788	988	988	988	1188
U/G at UTSC	536	536	737	737	938	938	938	1139
<b>TOTAL BEDS at U of T</b>	<b>5647</b>	<b>6230</b>	<b>6681</b>	<b>6230</b>	<b>7811</b>	<b>7811</b>	<b>8111</b>	<b>8512</b>

<b>B.</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
GRADUATE BEDS at ST. GEORGE	634	702	591	591	691	691	691	691
GRADUATE BEDS at UTM	30	30	30	30	30	30	30	30
GRADUATE BEDS at UTSC	0	0	0	0	0	0	0	0
<b>TOTAL BEDS at U OF T</b>	<b>664</b>	<b>732</b>	<b>621</b>	<b>621</b>	<b>721</b>	<b>721</b>	<b>721</b>	<b>721</b>

<b>C.</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
FAM. HOUSING UNITS - St. GEORGE	710	720	720	720	720	720	720	720
FAMILY HOUSING at UTM	127	127	127	127	127	127	127	127
FAMILY HOUSING at UTSC	0	0	0	0	0	0	0	0
<b>TOTAL FAMILY UNITS at U of T</b>	<b>837</b>	<b>837</b>	<b>837</b>	<b>837</b>	<b>837</b>	<b>837</b>	<b>837</b>	<b>837</b>

<b>D.</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
FAC. HOUSING UNITS -St. GEORGE	56	56	61	61	61	61	61	61
FACULTY HOUSING UNITS at UTM	0	0	0	0	0	0	0	0
FACULTY HOUSING UNITS at UTSC	0	0	0	0	0	0	0	0
<b>TOTAL FACULTY HOUSING UNITS</b>	<b>56</b>	<b>56</b>	<b>61</b>	<b>61</b>	<b>61</b>	<b>61</b>	<b>61</b>	<b>61</b>



## RESIDENCE & HOUSING PROJECTIONS AT ST. GEORGE

A. UNDERGRADUATE BEDS	2001 [1]	2002	2003	2004	2005	2006	2007	2008	
Innis College	327	327	327	327	327	327	327	327	
New College	650	650	857	857	857	857	857	857	206 new beds in 2003
St. Michael's	752	752	752	752	752	752	752	752	180 new beds in 2001
Trinity /St. Hilda's College	443	438	425	425	425	425	425	425	
University College	445	445	445	445	725	725	725	725	280 new beds in 2006
Victoria College	784	784	784	784	784	784	784	784	
Woodsworth Residence				350	350	350	350	350	350 new beds in 2004
<b>Total on Campus &amp; U of T</b>	<b>3401</b>	<b>3396</b>	<b>3590</b>						
Varsity Bloor East					350	350	350	350	350 new beds in 2006
Varsity Bloor West					350	350	350	350	350 new beds in 2006
Varsity Trinity					200	200	200	200	200 new beds in 2006
Site 12 on Devonshire							300	300	300 new beds in 2007
TGH Luker Residence	99	102	99						Independent Res
Woodsworth Primrose	254	393	246						Swing Residence
Tartu, see below	456	456	456						Independent Res
Delta Chelsea		92	0						Swing Residence
Other	0	0	0						
<b>Total Bought Off Campus</b>		<b>1043</b>	<b>801</b>						
<b>TOTAL U/G IN-HOUSE</b>	<b>4210</b>	<b>4439</b>	<b>4391</b>	<b>3940</b>	<b>5120</b>	<b>5120</b>	<b>5420</b>	<b>5420</b>	[1], except for 2000-08
<b>BED EXPANSION TARGET</b>									
<b>Independent Residences</b>									
Campus Co-op [252]	242	242	242	242	242	242	242	242	Open to all-comers
Knox College [102]	35	34	35	35	35	35	35	35	35% U of T U/G
St. Vladimir Institute [54]	32	32	32	32	32	32	32	32	32 U of T students
Tartu [456]	0	355	456	456	456	456	456	456	total Tartu beds: 456
<b>Independent Res. Total</b>	<b>309</b>	<b>663</b>	<b>765</b>	<b>765</b>	<b>765</b>	<b>765</b>	<b>765</b>	<b>765</b>	
<b>TOTAL U/G BEDS</b>	<b>4519</b>	<b>5102</b>	<b>5156</b>	<b>4705</b>	<b>5885</b>	<b>5885</b>	<b>6185</b>	<b>6185</b>	
<b>Enrolment data</b>									
U/G domestic enrolment	18737	19225	19618	20821	20463	19914	19444	19056	[2]
U/G international enrolment	1116	1116	1116	1116	1116	1116	1116	1116	[2]
<b>Total U/G enrolment</b>	<b>19853</b>	<b>20341</b>	<b>20734</b>	<b>21937</b>	<b>21579</b>	<b>21030</b>	<b>20560</b>	<b>20172</b>	
# 1st year U/G in Residence	2342	2464	2562.25	2773.5	2684	2546.75	2420.25	2332.25	
% beds used by 1st Year	56	56	58	70	52	50	45	43	In-house + Tartu
% beds used by Years 2/4	44	44	42	30	48	50	55	57	In-house + Tartu
<b>% U/G in In-House Residences</b>	<b>21.2</b>	<b>21.8</b>	<b>21.2</b>	<b>18.0</b>	<b>23.7</b>	<b>23.7</b>	<b>26.4</b>	<b>26.9</b>	In-house + Tartu
% U/G in All Residences	22.8	25.1	24.9	21.4	27.3	28.0	30.1	30.7	
A&S Enrolmnts: Headcount	15204	15972	16813	17457	18906	18764	18205	17741	July 22, 02 projections
U of T FULL TIME Totals	34232	35622	37760	40385	43179	44251	44523	44125	July 22, 02 projections

[1] 2001 U/G are actual values as of Dec., 2001. Ian Orchard Projections

[2] Data projections D. McCammond, January Retreat, 2002.

## RESIDENCE & HOUSING PROJECTIONS AT ST. GEORGE

<b>B. GRADUATE BEDS</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	
Graduate House	434	435	435	435	435	435	435	435	
Loretta		1							
New College		43							
St. Hilda's College		3							
Trinity College		6							
St Michael's College		45							
St. Joseph's College		10							
Victoria College		3							
Varsity Bar Residence					100	100	100	100	100 new beds in 2005
<b>GRAD. BEDS "IN-HOUSE"</b>	<b>434</b>	<b>546</b>	<b>435</b>	<b>435</b>	<b>535</b>	<b>535</b>	<b>535</b>	<b>535</b>	
<b>BED EXPANSION TARGET</b>									increase needed
<b>Independent Residences</b>									
Knox College [102]	65	51	51	51	51	51	51	51	
Massey College [60]	60	60	60	60	60	60	60	60	60 needs confirmation
St. Vladimir Institute [54]	0	0	0	0	0	0	0	0	
Wycliffe College [75]	75	45	45	45	45	45	45	45	
<b>INDEPENDENT TOTAL</b>	<b>200</b>	<b>156</b>	<b>156</b>	<b>156</b>	<b>156</b>	<b>156</b>	<b>156</b>	<b>156</b>	
<b>TOTAL GRADUATE BEDS</b>	<b>634</b>	<b>702</b>	<b>591</b>	<b>591</b>	<b>691</b>	<b>691</b>	<b>691</b>	<b>691</b>	
Domestic enrolment									
International enrolment									
Total Enrolment	9,898								to complete
<b>C. FAMILY HOUSING</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	
Charles Str. Apts.	710	710	710	710	710	710	710	710	
Wycliffe College		10	10	10	10	10	10	10	
<b>TOTAL FAMILY HOUSING</b>	<b>710</b>	<b>720</b>	<b>720</b>	<b>720</b>	<b>720</b>	<b>720</b>	<b>720</b>	<b>720</b>	
<b>EXPANSION TARGET</b>									
<b>D. NEW FACULTY HOUSING</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	
Huron/Sussex 1 bdrm	18	18	18	18	18	18	18	18	
Huron/Sussex 2 bdrm	6	6	6	6	6	6	6	6	
Huron/Sussex 3 bdrm	12	12	17	17	17	17	17	17	
Varsity Bloor East/ Other									
<b>D. VISITING FACULTY [FURNISHED]</b>									
Huron/Sussex 1 bdrm	13	13	13	13	13	13	13	13	
Huron/Sussex 2 bdrm	4	4	4	4	4	4	4	4	
Huron/Sussex 3 bdrm	3	3	3	3	3	3	3	3	
Varsity Bloor East/ Other									
<b>TOTAL FACULTY UNITS</b>	<b>56</b>	<b>56</b>	<b>61</b>	<b>61</b>	<b>61</b>	<b>61</b>	<b>61</b>	<b>61</b>	
L.T. Tenanted (occupied)	64	64	64						at Huron Sussex
Other at Huron Sussex	15	15	[8] Institutional Use,	[4] Commercial Use &					[7] Student Co-op
Other: Alternate sites									
<b>EXPANSION TARGET</b>								<b>144</b>	target for faculty units

<b>RESIDENCE &amp; HOUSING PROJECTIONS AT UTM</b>									
<b>A. UNDERGRADUATE</b>	<b>2001 [2]</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>notes</b>
Phase 1: Schreiberwood	24	24	24	24	24	24	24	24	
Phase 2: McLuhan Court	148	148	148	148	148	148	148	148	
Phase 3: Putman Place	100	100	100	100	100	100	100	100	
Phase 4: Leacock Lane	128	128	128	128	128	128	128	128	
Phase 5: McGrath Valley	0	0	0	0	0	0	0	0	
Phase 6:	192	192	192	192	192	192	192	192	
Phase 7			196	196	196	196	196	196	196 new beds in 2003
Phase 8					200	200	200	200	200 new beds in 2005
Phase 9								200	200 new beds in 2008
<b>TOTAL U/G Beds</b>	<b>592</b>	<b>592</b>	<b>788</b>	<b>788</b>	<b>988</b>	<b>988</b>	<b>988</b>	<b>1188</b>	
<b>BED EXPANSION TARGET</b>									
U/G domestic enrolment	5322	5908	6508	6986	7562	7893	8053	8110	[2]
U/G international enrolment	171	171	171	171	171	171	171	171	[2]
<b>Total U/G enrolment</b>	<b>5493</b>	<b>6079</b>	<b>6679</b>	<b>7157</b>	<b>7733</b>	<b>8064</b>	<b>8224</b>	<b>8281</b>	[2]
# 1st year U/G in Residence									
% beds used by 1st Year									
% beds used by Years 2/4									
<b>% U/G in Residence</b>	<b>10.8</b>	<b>9.7</b>	<b>11.8</b>	<b>11.0</b>	<b>12.8</b>	<b>12.3</b>	<b>12.0</b>	<b>14.3</b>	
<b>UTM U/G Enrolmnt Headcou</b>	<b>4,451</b>	<b>4,613</b>	<b>5,236</b>	<b>5,979</b>	<b>6,580</b>	<b>7,250</b>	<b>7,966</b>	<b>8,104</b>	July 22, 02, incl. CCIT
<b>B. GRADUATE BEDS</b>									
Phase 1:bachelor units	30	30	30	30	30	30	30	30	
Phase 4:									
Phase 5:									
<b>TOTAL GRADUATE BEDS</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	as high as 120
<b>BED EXPANSION TARGET</b>									
<b>C. FAMILY HOUSING</b>									
Phase 1: 2 bdrm units	1	1	1	1	1	1	1	1	
Phase 1: 3 bdrm units	25	25	25	25	25	25	25	25	
Phase 1: 4 bdrm units	11	11	11	11	11	11	11	11	
Phase 4: 2 bdrm units	6	6	6	6	6	6	6	6	
Phase 5: 2 bdrm units	84	84	84	84	84	84	84	84	
<b>TOTAL FAMILY UNITS</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	127 units = 300beds
[no of students]		254							
<b>EXPANSION TARGET</b>									target for family units
<b>D. FACULTY HOUSING</b>									
<b>TOTAL FACULTY HOUSING</b>	<b>0</b>								
<b>EXPANSION TARGET</b>									

[2] Data projections D. McCammond, January, 2002.

Space & Facilities Planning, University of Toronto

Date: August 31st, 2002

<b>RESIDENCE &amp; HOUSING PROJECTIONS AT UTSC</b>									
<b>A. UNDERGRADUATE BEDS</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>notes</b>
Phase 1	250	250	250	250	250	250	250	250	
Phase 2	144	144	144	144	144	144	144	144	
Phase 3	142	142	142	142	142	142	142	142	
Phase 4			201	201	201	201	201	201	201 new beds in 2003
Phase 5					201	201	201	201	201 new beds in 2005
Phase 6								201	201 new beds in 2008
<b>TOTAL U/G BEDS</b>	<b>536</b>	<b>536</b>	<b>737</b>	<b>737</b>	<b>938</b>	<b>938</b>	<b>938</b>	<b>1139</b>	
<b>BED EXPANSION TARGET</b>									
U/G domestic enrolment	5357	5659	6437	6913	7133	7200	7106	7106	[2]
U/G international enrolment	168	168	168	168	168	168	168	168	[2]
<b>Total U/G enrolment</b>	<b>5525</b>	<b>5827</b>	<b>6605</b>	<b>7081</b>	<b>7301</b>	<b>7368</b>	<b>7274</b>	<b>7274</b>	
# 1st year U/G in Residence	280	289	409	460	460	460	460	460	
% beds used by 1st Year	52.2	53.9	55.5	62.4	49.0	49.0	49.0	40.4	40% 1st years in 2008
% beds used by Years 2/4	47.8	46.1	44.5	37.6	51.0	51.0	51.0	59.6	60% upper yrs in 2008
<b>% U/G in Residence</b>	<b>9.7</b>	<b>9.2</b>	<b>11.2</b>	<b>10.4</b>	<b>12.8</b>	<b>12.7</b>	<b>12.9</b>	<b>15.7</b>	
<b>UTSC U/G Enrolmnt Headcount</b>	<b>4,347</b>	<b>4,567</b>	<b>5,212</b>	<b>6,190</b>	<b>6,782</b>	<b>7,283</b>	<b>7,330</b>	<b>7,198</b>	July 22, 02, incl.Cent.
<b>B. GRADUATE BEDS</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	
Phase 1	0	0	0	0	0	0	0	0	
Phase 2	0	0	0	0	0	0	0	0	
Phase 3	0	0	0	0	0	0	0	0	
Phase 4			0	0	0	0	0	0	
Phase 5					0	0	0	0	
Phase 6								0	
<b>TOTAL GRADUATE BEDS</b>	<b>0</b>								
<b>BED EXPANSION TARGET</b>									
<b>C. FAMILY HOUSING</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	
<b>TOTAL FAMILY HOUSING</b>	<b>0</b>								
<b>EXPANSION TARGET</b>									
<b>D. FACULTY HOUSING</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	
<b>TOTAL FACULTY HOUSING</b>	<b>0</b>								
<b>EXPANSION TARGET</b>									

[2] Data projections D. McCammond, January, 2002.

**Table 1: RESIDENCE & HOUSING PROJECTIONS AT ST. GEORGE: January 2003**

A. UNDERGRADUATE BEDS	2001 [1]	2002 [2]	2003	2004	2005	2006	2007	2008	
Innis College	327	327	327	327	327	327	327	327	
New College	650	620	826	826	826	826	826	826	206 new beds in 2003
St. Michael's	752	713	713	713	713	713	713	713	180 new beds in 2001
Trinity /St. Hilda's College	443	432	432	432	432	432	432	432	
University College	445	441	441	441	441	441	441	441	280 new beds in 2006
Victoria College	784	799	799	799	799	799	799	799	
Woodsworth Residence			350	350	350	350	350	350	350 new beds in 2004
<b>Total on Campus &amp; U of T</b>	<b>3401</b>	<b>3332</b>	<b>3538</b>	<b>3538</b>	<b>3538</b>	<b>3538</b>	<b>3538</b>	<b>3538</b>	
Varsity Bloor East						350	350	350	350 new beds in 2006
Varsity Bloor West						350	350	350	350 new beds in 2006
Varsity Trinity						200	200	200	200 new beds in 2006
Site 12 on Devonshire						300	300	300	300 new beds in 2007
TGH Luker Residence	99	95	95	95	95	95			Independent Res
Woodsworth Primrose	254	384	246	246	246	246			Swing Residence
Tartu [includes 100 1st year]	456	456	456	456	456	456			Independent Res
Delta Chelsea		92	0	0	0	0			Swing Residence
Other	0	0	0	0	0	0			New Swings
<b>Total Bought Off Campus</b>	<b>1027</b>	<b>1027</b>	<b>797</b>	<b>797</b>	<b>797</b>	<b>797</b>	<b>797</b>	<b>797</b>	
<b>TOTAL U/G IN-HOUSE</b>	<b>4210</b>	<b>4359</b>	<b>4335</b>	<b>4335</b>	<b>4335</b>	<b>4335</b>	<b>4335</b>	<b>4335</b>	
<b>Independent Residences</b>									
Campus Co-op [252]	242	242	242	242	242	242	242	242	
Knox College [102]	35	34	34	34	34	34	34	34	
St. Vladimir Institute [54]	32	32	32	32	32	32	32	32	
<b>Independent Res. Total</b>	<b>309</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	
<b>TOTAL U/G BEDS</b>	<b>4519</b>	<b>4667</b>	<b>4643</b>	<b>4643</b>	<b>4643</b>	<b>4643</b>	<b>4643</b>	<b>4643</b>	
<b>Enrollment data</b>									
Eligible for Year 1 Guarantee		5708	6039	6065	6065	6065			
% Selecting Guarantee		50	55	56	57	58			
<b>Estimated Need for Year 1</b>	<b>2854</b>	<b>3321</b>	<b>3396</b>	<b>3457</b>	<b>3518</b>	<b>3518</b>			
<b>Estimated Need for Years 2-4</b>	<b>1610</b>	<b>1610</b>	<b>1610</b>	<b>1610</b>	<b>1610</b>	<b>1610</b>			
<b>Total NEED</b>	<b>4464</b>	<b>4931</b>	<b>5006</b>	<b>5067</b>	<b>5128</b>	<b>5128</b>			

[1] Ian Orchard Data

[2] Student Services