FOR RECOMMENDATION **PUBLIC** **OPEN SESSION**

TO:	Academic Board
SPONSOR: **CONTACT INFO:**	Professor Scott Mabury, Vice-President, Operations and Real Estate Partnerships 416-978-2031, scott.mabury@utoronto.ca
PRESENTER: **CONTACT INFO:**	See above
DATE:	May 21, 2026, for May 28 2026
AGENDA ITEM:	7

ITEM IDENTIFICATION:

Capital Project (Level 3): *Report of the Project Planning Committee for the UTSC Field House* – **Project Scope and Sources of Funding**

JURISDICTIONAL INFORMATION:

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

The *Policy on Capital Planning and Capital Projects* provides that capital projects with costs in excess of $50 million (Approval Level 3), will first be considered by the UTSC Campus Affairs Committee and the UTSC Campus Council, which shall recommend approval to Academic Board. Following consideration and approval by the Academic Board and Business Board, such proposals are then brought forward to the Executive Committee, and then forwarded to the Governing Council. [Section 3(b)(ii)(1)(b)]

GOVERNANCE PATH:

A. Project Planning Report

1. UTSC Campus Affairs Committee [For recommendation] (April 28, 2026)
2. UTSC Campus Council [For recommendation] (May 25, 2026]
3. **Academic Board [For recommendation] (May 28, 2026)**
4. Executive Committee [for endorsement and forwarding] (June 15, 2026)
5. Governing Council [For Approval] (June 25, 2026)

B. Execution of the Project:

1. Business Board [For approval] (June 18, 2026)

PREVIOUS ACTION TAKEN:

No previous action in governance.

HIGHLIGHTS:

Previous Administrative Actions

At the November 19, 2019 meeting of the Capital Project and Space Allocation (CaPS) Executive Committee, the UTSC Field House was brought forward to approve the Terms of Reference, and to formally strike the Project Planning Committee.

At the February 23, 2023 meeting of the Capital Project and Space Allocation (CaPS) Executive Committee, consultant fees were approved to engage consultants to initiate a Feasibility Study with the goal of producing a feasibility study final report.

At the November 26th, 2025 meeting of the Capital Project and Space Allocation (CaPS) Executive Committee, consultant fees and design build stipends were approved for Early Site Investigation Testing and Reporting, Project Specific Output Specifications (PSOS)

Project Plan

The UTSC Field House envisions a new enclosed FIFA sized field along with supporting spaces on the lands adjacent to the Toronto Pan Am Sports Centre (TPASC) to house an important year-round sports field for the Department of Athletics and Recreation (DAR) to enhance athletic and recreation offerings by creating new and improved programs across all facility spaces, optimize and maximize facility spaces for greater efficiency and user experience, and increase outreach to stakeholders within the UTSC community (students, staff, faculty, alumni).

Currently the Department of Athletics and Recreation (DAR) manages University programming within the TPASC. The four gymnasiums are used for sport programming such as indoor soccer, ultimate frisbee and cricket. With the growth of student interest in fitness and sport participation in recent years, the demand for indoor field programming space has outpaced the availability during the long winter months. The need for field space throughout the winter and spring seasons in this climate are unquestionable. Additionally, an indoor turf field house will allow the University to strengthen existing partnerships and develop new collaborations within our surrounding neighborhoods. At the same time, it will enhance experiential learning/mentorship opportunities and employment for our student population.
The lands east of the TPASC (Morningside Athletic Fields) presently consist of one regulation size soccer pitch and practice area (100x65, 100x55) for use by students and the community.

One soccer pitch have been replaced by a temporary parking lot on the north campus until the new UTSC Retail and Parking Commons is completed. Further east, beyond the site, is located a residential area.

The site is identified as being located on the University of Toronto Scarborough Campus lands east of Morningside Avenue, north of Ellesmere Road and west of Conlins Road are within the area of potential influence of a former landfill site. As an area of potential influence of the landfill site, environmental testing studies will be required to be performed by an engineer to determine that development can safely take place. Other projects currently being developed in the same area have successfully navigated these permissions and demonstrate means and methods to accomplish safe development.

The north portion of the site abuts a City of Toronto easement providing access to the underground barrier wall and venting and monitoring systems for the former landfill.

The Terms of Reference for the project was approved at the CaPS Executive table in November 2019. Project Planning Committee (PPC) meetings began in March 2020 and ran biweekly until August 2020, when initial costing was performed on a set of 3 field house options. The costing came back higher than was anticipated and the committee continued to refine the program. PPC Meetings continued until August 2022 when the committee decided to proceed with a feasibility study to help refine the project scope and budget as well as developing an accurate costing analysis. In April 2023 the project returned to the CaPS Executive table for a request to approve the expenditure of funds for consultant fees for a feasibility study for the UTSC Field House Project. A subsequent RFSQ and RFP process selected the consultant team for the feasibility study.

In November of 2023, the Feasibility Study was initiated by Workshop and HCMA Architects. Regular project implementation committee meetings occurred between November 2023 and August 2025 to discuss and produce the feasibility study report. The report consisted of 3 options for different field structures and materials, responding to different project criteria. Option 1 was an open-air structure over the field, option 2 consisted of a tensile fabric structure with minimal mechanical loads and option 3 consisted of a conventional insulated steel structure. The administrative and support spaces in all three options were located in a conventional insulated steel structure.

DAR along with the Project Implementation Committee have decided to move ahead with Option 2 as it is the most cost-effective option while providing the required enclosure for weather protection, safety and security.

A total of 6,332 nasms is provided within a gross area of 7,194 gsm of new construction. The project has completed [Early Site Investigation Testing and Reporting as well as Project Specific Output Specifications (PSOS) with the intention to move towards a Design Build delivery with a successful proponent. The project has initiated discussion with the City for site investigations and geological reports. Assuming timely review and approvals, the project is scheduled to start construction in April 2027 via Design Build delivery. Anticipated occupancy targets May 2029.

Space Program

The proposed field house building program consists of a FIFA-regulation sized field measuring 91.44m x 45.72m which can be split into three smaller soccer pitches divided by curtains hung from the ceiling. Three baseball cages measuring 21 meters long, 4 meters wide and 3.7 meters high will accompany the field activities. Supporting spaces will include field storage, changerooms, and washrooms as well as proposed administration spaces, student hub, food facilities, and dance/aerobics studio spaces that will benefit from having strong visibility onto the field, even when the field is not in use.

Schedule
The proposed schedule for the project is as follows:

• Cycle 5 CaPS Executive for Full Governance	April 10, 2026
• Executive Committee/Governing Council	June 25, 2026
• Award of Design Build Contract	July 2026
• 100% Schematic Design & Class C Costing	February – August 2026
• DRC Review No. 1	September 2026
• Voluntary Site Plan Approval Application	September 2026 – April 2027
• 100% Design Development & Class B Costing	September – November 2026
• DRC Review No. 2	November 2026
• 100% Construction Documents & Class A Costing	December 2026 – April 2027
• DRC Review No. 3	January 2027
• Building Permit Application	February – April 2027
• Tendering	April – May 2027
• Construction	April 2027 – May 2029
• Occupancy	May 2029

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.

RECOMMENDATION:

Be It Recommended,

THAT the project scope of the UTSC Field House, as identified in the *Report of the Project Planning Committee for UTSC Field House*, dated April 10, 2026, be approved in principle; and

THAT the project totaling 7,194 gross square metres (6,332 net assignable square metres), be approved in principle to be funded through the UTSC Athletic Centre Facility Levy.

DOCUMENTATION PROVIDED:

Report of the Project Planning Committee for UTSC Field House, dated April 10, 2026

Report of the Project Planning Committee for

University of Toronto Scarborough
Field House

April 10, 2026

The Project Planning Report (PPR) is a report of the Project Planning Committee (PPC) specifying the details of a University of Toronto capital project with a Total Project Cost (TPC) value of $10,000,000 or greater. For projects with a lesser value a modified Project Planning Report is required under certain circumstances, such as when the services of a design consultant will be required, when there is a significant repurposing of space, or as determined in consultation with University Planning.

Approval Level 3 Capital Projects with at TPC Value greater than $50,000,000 will follow the same approval process for Level 2 projects with the additional requirement that the Executive Committee of the Governing Council endorses and forwards such projects to the Governing Council for approval.
Any project requiring financing must be approved by the Business Board.

https://governingcouncil.utoronto.ca/secretariat/policies/capital-planning-and-capital-projects-policy-oct-28-2021

As defined in the policy, a PPR is not required for Capital Leases, Real Estate Partnerships, Property Acquisitions, and Infrastructure Projects.

For clarifications on preparing a PPR, please contact University Planning at 416-978-5515.

I. Executive Summary

As part of the Campus Master Plan, UTSC is planning a permanent structure with an indoor Turf Field House to be situated on the lands adjacent to the Toronto Pan Am Sports Centre (TPASC). A student levy was initiated in 2015 from TPASC fees, for the purpose of funding a new Field House on the UTSC Campus.

Whereas the Eastern GTA is beginning to realize the full benefit of having the Toronto Pan Am Sports Centre (TPASC) in the community, research shows that engagement through sport in higher education helps form strong foundations and connections, including between students and community partners.

Currently the Department of Athletics and Recreation (DAR) manages University programming within the TPASC. The four gymnasiums are used for sport programming such as indoor soccer, ultimate frisbee and cricket. With the growth of student interest in fitness and sport participation in recent years, the demand for indoor field programming space has outpaced the availability during the long winter months. The need for field space throughout the winter and spring seasons in this climate are unquestionable. Additionally, an indoor turf field house will allow the University to strengthen existing partnerships and develop new collaborations within our surrounding neighborhoods. At the same time, it will enhance experiential learning/mentorship opportunities and employment for our student population.

The lands east of the TPASC (Morningside Athletic Fields) presently consist of a temporary parking lot operated by TPASC (while the SAMIH and parking structure are being completed); a regulation size soccer pitch and practice area for use by students and the community. East of the site is an existing residential area.

The site is identified as being located on the University of Toronto Scarborough Campus lands east of Morningside Avenue, north of Ellesmere Road and west of Conlins Road are within the area of potential influence of a former landfill site. As an area of potential influence of the landfill site, environmental testing studies are currently being reviewed by Pinchin to determine that development can safely take place. Other projects currently being developed in the same area have successfully navigated these permissions and demonstrate means and methods to accomplish safe development.

The north portion of the site abuts a City of Toronto easement providing the city access to the underground barrier wall and venting and monitoring systems for the former landfill.

The Terms of Reference for the project was approved at the CaPS Executive table in November 2019. Project Planning Committee (PPC) meetings began in March 2020 and ran biweekly until August 2020, when initial costing was performed on a set of 3 field house options. The costing came back higher than was anticipated and the committee continued to refine the program. PPC Meetings continued until August 2022 when the committee decided to proceed with a feasibility study to help refine the project scope and budget as well as to develop a more accurate costing analysis. In April 2023 the project returned to the CaPS Executive table for a request to approve the expenditure of funds for consultant fees for a feasibility study for the UTSC Field House Project. A subsequent RFSQ and RFP process selected the consultant team for the feasibility study.

In November of 2023, the Feasibility Study was initiated by Workshop and HCMA Architects. Regular project implementation committee meetings occurred between November 2023 and August 2025 to

discuss and produce the feasibility study report. The report consists of 3 options for different field structures and materials, responding to different project criteria. The administrative and support spaces in all three options employed a conventional insulated steel structure.

DAR along with the Project Feasibility Implementation Committee have decided to move ahead with a tensile roof structure as it is the most cost-effective option while providing the required enclosure for weather protection, safety and security.

The proposed field house building program consists of a FIFA-regulation sized field measuring 91.44m x 45.72m which can be split into three smaller soccer pitches divided by curtains hung from the ceiling. Three baseball cages measuring 21 meters long, 4 meters wide and 3.7 meters high will accompany the field activities. Supporting spaces will include field storage, changerooms, and washrooms as well as proposed administration spaces, student hub, and dance/aerobics studio spaces that will benefit from having strong visibility onto the field, even when the field is not in use.

A space program totaling 6,306 nasm has been proposed, with a gross building area of 7,194 gsm. The building does not contain any below grade space. The site is presently zoned Single-Family Residential (S) in the Highland Creek Zoning By-law and is subject to Bill 185 conditions. The project will be submitted for a voluntary site plan application and municipal building permits.

The UTSC Field House is proposed to be implemented via a design build methodology. The structural and enclosure systems reviewed in the feasibility study are generally pre-engineered vendor-based systems and the relative complexity of the project is low, This, coupled with the benefits of a guaranteed maximum price, make the Field House a good candidate for a design build delivery.

To initiate the Design Build Request for Proposals, the Field House project engaged Pinchin and McCallum Sather through a public procurement process to coordinate and prepare early site investigations reports for environmental site conditions and to prepare the Design Build Project Statement of Requirements (PSOS) documentation. Communication with City representatives to coordinate and prepare early site investigations reports for environmental site conditions is also underway.

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II. Project Background

a) Membership

Andrew Arifuzzaman	CAO, UTSC (Co-Chair)	andrew.arifuzzaman@utoronto.ca
Sheila John	Co-Chair, Assistant Dean Health, Wellness, Physical Activity, Recreation & Sport	sheilaj.john@utoronto.ca
Lyndsay Ezard	Director, Physical Activity, Sports & Wellness	Lyndsay.ezard@utoronto.ca
Ron Crozier	Supervisor, Sport Programs	ron.crozier@utoronto.ca
Therese Ludlow	Director of Business Operations and Campus Development	therese.ludlow@utoronto.ca
Louise D'Orsay	Project Coordinator and Office Administrator, BOSA	louise.dorsay@utoronto.ca
Jennifer Adams Peffer	Director, Architecture, Planning and Project Development	jennifer.adams@utoronto.ca
Jeff Miller	Director, Facilities Management and Capital Projects	jeffrey.miller@utoronto.ca
Michael Filicetti	Manager - Projects and Standards, FMD	michael.filicetti@utoronto.ca
Zoran Piljevic	Senior Director, Technology and Business Transformation, IITS	z.piljevic@utoronto.ca
Lisa Fenton Lemon	Executive Director, Development & Alumni Relations	Lisa.lemon@utoronto.ca
Shannon De Mello	Senior Development Officer	Shannon.demello@utoronto.ca
Brent Duguid	Director of Partnerships and Legal Counsel	brent.duguid@utoronto.ca
Rajko Jakovic	Project Development, UPDC	rajko.jakovic@utoronto.ca
Jordan Breccia	Planner, University Planning, UPDC	j.breccia@utoronto.ca
Christine Burke	Assistant VP, University Planning (CFP), UPDC	christine.e.burke@utoronto.ca
Costas Catsaros	Director, Campus and Facilities Planning (CFP), University Planning, Design and Construction (UPDC)	costas.catsaros@utoronto.ca
Adam Trotter	Associate Director University Planning, UPDC	adam.trotter@utoronto.ca

Previous Committee Members from Terms of Reference:

Desmond Pouyet, Dean of Student Affairs, (Co-Chair)
Beth Ali, Executive Director of Co-Curricular Athletics and Physical Activity Programs, Faculty of Kinesiology

Mohsin Bukhari, Manager, Athletics & Recreation
Michael Sobowale, President, SCSU
Michelle Huang, President, SCAA
Jeffery Kates, President, Graduates Students Association
Niroban Jayakumar, UTSC Alumni Representative
Neel Joshi, Dean Office of Student Experience & Wellbeing
Jeevan Kepson, Director, Campus Planning and Analysis, BOSA, UTSC
Hanan Domloge, Project manager, IITS
Tinal Doyle, Director, AccessAbility
Darlene Costas, Manager - Projects and Standards, FMD

b) Terms of Reference

1. Make recommendations for a detailed space program and functional layout for a new Indoor Field House on the UTSC campus.

2. Identify the space program as it is related to the existing and approved academic plan at UTSC, taking into account the impact of approved and proposed program that are reflected in increasing faculty, student and staff complement. Plan to realize maximum flexibility of space to permit future allocation, as program needs change.

3. Demonstrate that the proposed space program will be consistent with the Council of Ontario Universities' and the University's own space standards.

4. Identify all co-effects, including space reallocations, vacated space, impact on the delivery of academic programs during construction and the possible required relocation as required to implement the plan.

5. Recommend a preferred site for the building and identify site plan implications, including parking, safety, accessibility, and design guidelines.

6. Address campus-wide planning directives as set out in the campus Master Plan, open space plan, urban design criteria, and site conditions that respond to the broader University community.

7. Identify equipment and moveable furnishings necessary to the project and their estimated cost.

8. Identify all data, networking and communication requirements and their related costs.

9. Identify specific sustainability goals, including energy efficiency goals for this project in line with UofT standards. Recommendations for goals should also be cost effective and incorporate proven best practices.

10. Identify all security, occupational health and safety and accessibility requirements and their related costs.

11. Identify a communications strategy for the project.

12. Identify all costs associated with transition during construction and secondary effects resulting from the realization of this project.

13. Determine a total project cost estimate (TPC) for the capital project including costs of implementation in phases if required and identify all resource costs to the University.

14. Review legal terms of the Student Levy via legal opinion to demonstrate that the expenditure of the levy as the primary source to fund the UTSC Field House capital project meets the requirements of the levy.

15. Identify all sources of funding for capital and operating costs.

16. Author a Project Planning Report by Cycle 5, 2026.

c) Background Information

As part of the Campus Master Plan, UTSC is planning a permanent structure with an indoor Turf Field House to be situated on the lands adjacent to the Toronto Pan Am Sports Centre (TPASC). A general draft feasibility study was initiated by the Department of Athletics and Recreation (DAR) for the creation of the Field House in 2016. In the fall of 2019, student leadership requested that the University explore the option of building a Turf Field House with the surplus funds from the levy fee that the students supported in the 2010 referendum. This referendum proposed to use surplus funds towards future expansion of student athletic and student activity space on campus.

The establishment of a world-class multi-sport facility in the TPASC allowed the DAR the opportunity to offer a diverse range of programming far beyond those that were available in the former athletic facility. With growth of student interest in fitness and sport participation in recent years, the demand for indoor field programming space has outpaced the available facilities during the long winter months with gym space use within TPASC maximized. The proposed Turf Field House will help alleviate pressure for athletic and amenity space and provide more opportunities at every level of play from casual recreation to high performance.

Research has proven the benefits of sports participation for community growth when an indoor turf field facility is constructed in a neighbourhood. The Eastern GTA is beginning to realize the benefit of having TPASC in the community. The City of Toronto, the University of Toronto Scarborough and TPASC members alike participate in a variety of programs at the facility 365 days a year – a wonderful legacy of the Pan Am and Parapan American Games.

Community building/engagement through sport, helps form strong foundations and connections between our students and community partners. A Turf Field House will allow the University to strengthen existing partnerships and develop new collaborations within our surrounding neighborhoods. At the same time, it will enhance experiential learning/mentorship opportunities and employment for our student population.

Another important consideration in the development of an indoor turf field facility is the lack of availability of other similar structures in the catchment area. Community sport organizations continue to look for opportunities to train year-round in field sports so there is a demand for a facility of this type in the Eastern GTA. Although DAR plans to make the facility primarily a UTSC student space, it will be necessary to establish partnerships with other community organizations. These partnerships already exist on our outdoor playing fields so offering an indoor space to these groups will certainly generate additional revenue streams to help offset initial capital costs and on-going operating costs. In addition, DAR will be able to leverage our strong partnerships with TPASC and the City of Toronto to maximize the use within the Turf Field House and work towards the vision of creating the Eastern Sports Hub of the GTA.

d) Project Planning Committee (PPC) Consultation Summary

PPC meetings began in March 2020 and ran biweekly until August 2020, when initial costing was performed on a set of 3 field house options. The costing came back higher than was anticipated and the committee continued to refine the program.

PPC Meetings continued until August 2022 when the committee decided to proceed with a feasibility study to help refine the project scope and budget as well as developing an accurate costing analysis.

The Feasibility Study was initiated with Workshop and HCMA Architects with an on-campus working meeting in November of 2023.

Meetings of the feasibility study implementation committee were held biweekly until August 2025 when the Final Feasibility Report was issued. The report consists of 3 options for different field structures and materials with associated Class D cost estimates. Option 1 was an open-air structure over the field, option 2 consisted of a tensile fabric structure with minimal mechanical loads and option 3 consisted of a conventional insulated steel structure. The administrative and support spaces in all three options were proposed to be held in a conventional insulated steel structure.

DAR along with the PPC have decided to move ahead with the tensile fabric structure as it is the most cost-effective while providing the required enclosure for weather protection, safety and security.

e) Governance Path

The Terms of Reference for the UTSC Field House was approved by the CaPS Executive Committee as part of the agenda for Cycle 2 on November 19, 2019.

The Consulting fees of the Feasibility Study for the UTSC Field House was approved by the CaPS Executive Committee as part of the agenda for Cycle 6 on April 4, 2023.

Site Investigation Testing and Reporting, Project Specific Output Specifications (PSOS) Consultant Fees and Design Build Stipends to be made available for University of Toronto Scarborough Field House was approved by the CaPS Executive Committee as part of the agenda for Cycle 2a on November 26, 2025.

f) Existing Space

Existing Athletic & Recreation space on campus is currently contained in three buildings, one of which is vacant. Space programming within these buildings contains COU Category 6, 10, 11 and 14 spaces required to provide for the operational amenity function of the facilities. The following tables demonstrate that 100% of existing athletic space and 48% of existing central, and general student and student activity space on Campus is located within athletic facilities. This demonstrates the importance of these facilities in contributing to student life and experience on the UTSC campus.

Existing COU Category 6, 10, 11 and 14 Space at the UTSC Campus within Athletic Facilities

Building	COU Sub - Category	Description	Nasm
Coach House – Od Kingston Rd	6.3	Athletic Service Space	125.08
Harbutt House (Vacant)	6.3	Athletic Service Space	32.00
Toronto Pan Am Sports Centre	6.1	Athletic Activity Area	6,388.38
	6.2	Athletic Seating Area	1,200.99
	6.3	Athletic Service Space	1,883.65
	10.1	Central Administrative Space	678.59
	10.2	Central Admin. Office Support	440.59
	11.2	Informal Study Space	14.50

	14.1	Student Office & Support Space	51.04
	14.2	Recreational Facilities and Service	123.36
		Total	**10,888.50**

Existing COU Category 6.0 Athletic & Recreation Space at UTSC Campus

Building	COU Sub - Category	Description	Nasm	Division
Toronto Pan-Am Sports Centre	6.1	Athletic Activity Area	6,388.38	Campus and Student Services
	6.2	Athletic Seating Area	1,200.99	Campus and Student Services
	6.3	Athletic Service Space	1,883.65	Campus and Student Services
Coach House – Old Kingston Road	6.3	Athletic Service Space	125.80	Campus and Student Services
Harbutt House (Vacant)	6.3		32.00	
		Total	**9,580.82**	

Existing COU Category 6, 10, 11 and 14 Space at the UTSC Campus

COU Category	Description	COU Sub - Category	Description	Nasm
6.0	**Recreation / Athletic Space**			**9,580.82**
		6.1	Athletic Activity Area	6,388.38
		6.2	Athletic Seating Area	1,200.99
		6.3	Athletic Service Space	2,041.45
10.0	**Administrative Office and Related Space**			**7,334.90**
		10.1	Central Administrative Space	4,439.19
		10.2	Central Admin. Office Support	2,895.71
11.0	**Non-Library Study Space**			**4,055.55**
		11.1	Structured Formal Study Space	2,574.84
		11.2	Informal Study Space	1,480.71
14.0	**Common Use and Student Activity**			**1,766.27**
		14.1	Student Office & Support Space	1,093.97
		14.2	Recreational Facilities and Service	672.30
			Total	**22,737.54**

The UTSC Campus is continuing to grow. Student and Staff FTE projections shown in the table below shows a 28% growth. This growth as well as the expansion of the campus area through the development of the North Campus will require equivalent growth in student amenity space.

The below table includes 2027 projected FTE Students of 14,786,70 that will be used to calculate campus wide space programming per COU requirements and comparative analysis studies within this report.

Existing UTSC Student Enrolment with Projected Growth 2022 to 2027

Academic Year	**2022**	**2027**
Undergraduate		
Fall term FTE	5,588.20	7,143.20
Fall term FTE x 2	**11,176.40**	**14,286.40**
Graduate		
Nov 1 FTE – on site UTSC	191.40	320.30

Nov 1 FTE - Affiliated	180.00	180.00
Total physically present at UTSC	**371.40**	**500.30**
Total FTEs, UG + GR	**11,547.80**	**14,786.70**

The table below summarizes existing space on the UTSC campus by building including the anticipated space currently in construction and future cohort and compliment growth projections. COU space categories currently used in Athletic and Recreation space on the UTSC campus have been highlighted.

Existing UTSC Space Use by Category (Projected to 2027)

Department/Space Category	**Total Existing UTSC (E) ***	**FTE / *WSLabCH* (Fall 2027)**	**COU Input Measure**	**COU Generated Space 2027 (G)**	**% E/G**
	nasm	**FTE**	**nasm**	**nasm**	
Classrooms (COU Cat. 1.0)	**11,497.42**	**14,786.70**	**1.11**	**16,412.46**	**70.05%**
Laboratories – Undergraduate (COU Cat. 2.0)	**7,746.00**	***14,286.00***	**Varies**	**8,124.51**	**95.34%**
Research Laboratory Space (COU Cat. 3.0)	**11,539.15**	***636.22***	**Varies**	**14,272.91**	**80.85%**
Academic Departmental Offices (COU Cat. 4.1-4.2)	8,226.20	960.06	12	11,520.72	71.40%
Academic Departmental Graduate Student Offices (COU Cat. 4.3)	2,212.84	500.30	3	1,500.90	147.48%
Academic Departmental Offices – Administrative (COU Cat. 4.4)	1,731.54	216.78	12	2,601.36	66.56%
Academic Departmental Offices - Administrative Support Space (COU Cat.4.5)	3,055.22	15,622.98	25%	3,905.75	78.22%
Academic Departmental Offices (COU Cat. 4.0)	**15,225.80**			**19,528.73**	**77.97%**
Library Study Space (COU Cat. 5.4)	**2,976.55**	**14,786.70**	**0.6**	**8,872.02**	**33.55%**
Non-Library Study Space (COU Cat. 11.0)	**6,661.92**	**14,786.70**	**0.5/0.4**	**6,654.02**	**100.12%**
Sub-Total Teaching/Research/Academic Support	**55,646.84**			**73,864.65**	**75.34%**
Athletic / Recreation Space (COU Cat. 6.0)	9580.82	14,786.70	0.9	13,308.03	71.99%
Food Services (COU Cat. 7.0)	4,677.81	14,786.70	0.5/0.7	8,872.02	52.73%
Bookstore & Merchandizing (COU Cat. 8.0)	2,128.81	14,786.70	0.2	2,957.34	72.00%
Plant Maintenance (COU Cat. 9.0)	4,677.88	136,914.54	0.015	2,053.72	227.78%
Central Administrative Office and Related (COU Cat. 10.0)	9,290.07	487.63	12+ 50% G	8,777.34	105.84%
Central Services (COU Cat. 12.0)	1,678.59	14,786.70	0.15/0.4	4,066.34	41.28%
Common Use & Student Activity (COU Cat. 14.0)	1,688.91	14,786.70	0.5	7,393.35	22.84%
Assembly & Exhibition Facilities (COU Cat. 15.0)	3,642.92	14,786.70	0.4	5,914.68	61.59%
Sub-Total Central Services & Student Support	**37,365.81**			**53,342.82**	**70.05%**
Total	**93,012.65**			**127,207.47**	**73.12%**

***** Includes Harmony Commons, the Sam Ibrahim Building, SAMIH, Indigenous House and the UTSC Retail & Parking Commons Space Program Inventories. Summary also includes growth projections in FTE.

Existing Remaining UTSC Space Use by Category

Department/Space Category	Total Existing UTSC (E) *	COU Generated Space 2024/25 (G)	Remaining Capacity within COU
	nasm	nasm	nasm
Classrooms (COU Cat. 1.0)	**11,497.42**	**16,412.46**	**4,915.04**
Laboratories – Undergraduate (COU Cat. 2.0)	**7,746.00**	**8,124.51**	**378.51**
Research Laboratory Space (COU Cat. 3.0)	**11,539.15**	**14,272.91**	**2,733.76**
Academic Departmental Offices (COU Cat. 4.1-4.2)	8,226.20	11,520.72	3,294.52
Academic Departmental Graduate Student Offices (COU Cat. 4.3)	2,212.84	1,500.90	-711.94
Academic Departmental Offices – Administrative (COU Cat. 4.4)	1,731.54	2,601.36	869.82
Academic Departmental Offices - Administrative Support Space (COU Cat.4.5)	3,055.22	3,905.75	850.53
Academic Departmental Offices (COU Cat. 4.0)	**15,225.80**	**19,528.73**	**4,302.93**
Library Study Space (COU Cat. 5.4)	**2,976.55**	**8,872.02**	**5,895.47**
Non-Library Study Space (COU Cat. 11.0)	**6,661.92**	**6,654.02**	**-7.90**
Sub-Total Teaching/Research/Academic Support	**55,646.84**	**73,864.65**	**18,217.81**
Athletic / Recreation Space (COU Cat. 6.0)	9,580.82	13,308.03	3,727.21
Food Services (COU Cat. 7.0)	4,677.81	8,872.02	4.194.21
Bookstore & Merchandizing (COU Cat. 8.0)	2,128.81	2,957.34	828.53
Plant Maintenance (COU Cat. 9.0)	4,677.88	2,053.72	-2,624.16
Central Administrative Office and Related (COU Cat. 10.0)	9,290.07	8,777.34	-512.73
Central Services (COU Cat. 12.0)	1,678.59	4,066.34	2,387.75
Common Use & Student Activity (COU Cat. 14.0)	1,688.91	7,393.35	5,704.44
Assembly & Exhibition Facilities (COU Cat. 15.0)	3,642.92	5,914.68	2.271.76
Sub-Total Central Services & Student Support	**37,365.81**	**53,342.82**	**15,977.01**
Total	**93,012.65**	**127,207.47**	**34,194.82**

The above tables show campus capacity for Athletic and Recreation and Common Use and Student Activity Spaces. While the existing Athletic and Recreation space is projected at 72% of COU, 99% of this space is located within the Toronto Pan Am Sports Centre (TPASC) which is a jointly owned facility with the City of Toronto. The above table includes only UTSC allocated space.

The Department of Athletics and Recreation (DAR) provides many opportunities for UTSC students to participate in sports, recreation and fitness. The focus on physical activity, health promotion, student engagement and connection and mental wellness provide the basis for all programming decisions that the department delivers. Currently the DAR manages programming within the TPASC. The four gymnasiums are used for sport programming such as indoor soccer, ultimate frisbee and cricket. With the growth of student interest in fitness and sport participation in recent years, the demand for indoor field programming space has outpaced the existing availability on campus, especially during the winter and spring seasons.

In addition, the provision of an enclosed turf field space creates opportunities to increase court sport time for other sports such as basketball, badminton and volleyball will increase with time available in the gymnasiums. Student life has numerous dance clubs on campus looking for space to interact and practice routines. Unfortunately, the current studio space within TPASC is unable to accommodate the demand for these important clubs on campus. Similarly, additional capacity in studio and gymnasium space provided by the inclusion of a turf field will allow the DAR the opportunity to increase athletic programming availability for diverse groups, such as women's athletic programming on campus.

The Greater Toronto Area is seeing the proliferation of covered facilities each year to meet the growing demand for year-round fields for the large soccer, cricket, baseball and ultimate frisbee populations. An important consideration in the development of an indoor turf field facility is the availability of other similar structures in the catchment area. Currently, there is still a demand for a facility of this type in the Eastern GTA. Although DAR plans to make the facility primarily a UTSC student space, it will be necessary to establish partnerships with other community organizations to make the business model viable.

The lands east of the TPASC (Morningside Athletic Fields) previously consisted of two new regulation size soccer pitches and practice areas (100x65, 100x55) for use by students and the community and a beach volleyball area. One soccer pitch and the beach volleyball area have been replaced by a temporary surface parking lot on the north campus, allowing for the development of the SAMIH building. This parking lot will be in use until the new UTSC Retail and Parking Commons is completed, at which point the surface lot can be decommissioned.

III. Project Description

a) Vision Statement

The new Field House will be a vibrant and sustainable facility that expands the programming offered by the Department of Athletics and Recreation (DAR) at UTSC.

The facility design will balance durability, economy, and architectural excellence in order to achieve a facility that is high-performing, robust, and affordable. The facility will serve a broad range of user groups, including members of the university community, individuals and family members of the local community, spectators, and local sport organizations. It will accommodate all ages and skill levels, helping to engage the UTSC community in various healthy campus initiatives.

The project will include a 'Student Hub' that will offer a dedicated recreational space for students to gather, socialize, or host events focused on student life. The Field House will also accommodate a studio space to support student dance clubs and other campus groups by providing an area to practice and engage in recreational activities. These studios will also function as flexible spaces for educational uses such as workshops, seminars, classes, and conferences.

The goals for the UTSC Field House include the following:

- Be designed for sustainability
- Expand DAR programming and introduce new recreational and multi-use educational spaces.

- Accommodate a wide range of users—from university students to local sports groups and families.
- Support student well-being, healthy habits, engagement, and leadership development.
- Contribute to student and athlete recruitment efforts.
- Serve the broader community and support the local economy.
- Along with the TPASC building, act as a physical gateway to the UTSC campus and a signature architectural feature.
- Unite the diverse, multicultural community through shared experiences in sport and recreation.

b) Statement of Academic Plan

The Department of Athletics and Recreation (DAR) at the University of Toronto Scarborough manages the Athletics and Recreation Centre at UTSC (at TPASC) which is one of the hubs of activity on Campus and a gathering place for those pursuing a healthy active lifestyle.

The DAR strives to create a respectful and inclusive environment that promotes opportunity and overall well-being through physical activity. Our goal is to provide opportunities across the spectrum for all levels of play in sport, fitness and recreation. Moving forward, DAR's mission is to:

1. Enhance athletic and recreation offerings by creating new and improved programs across all facility spaces.
2. Optimize and maximize facility spaces for greater efficiency and user experience.
3. Increase outreach to stakeholders within the UTSC community (students, staff, faculty, alumni).

The University of Toronto Scarborough's distinctive contributions to the University's mission are guided by four imperatives:

1. To advance a culture of leadership that is bold, empathetic, shared, transparent, inclusive and transformational, thereby enabling our collective aspirations.
2. To promote and support an inclusive, healthy learning and working environment.
3. To strengthen, grow, and sustain local and global networks and partnerships that advance our mission.
4. To augment U of T's global standing through scholarly prominence and exceptional learning in unique areas of established and emerging strength.

Our Vision

The University of Toronto Scarborough is the embodiment of inclusive excellence, a bold community of conscientious and adaptable global leaders in scholarship, innovation, teaching and learning, who constructively disrupt the status quo, connect the world, and advance transformative change for the good of all.

Our Values

Intentional Inclusion: Only by genuinely embracing and understanding different experiences, backgrounds, perspectives, and identities can we sustain our vibrant intellectual community and address our global challenges.

- Students as Partners: Students are active participants and partners in the educational process.
- Reciprocity: We are defined by collaborative, fair, and reciprocal partnerships for the mutual benefit of colleagues, students, alumni, Indigenous communities, neighbours, and global networks.
- Accountable Stewardship: We continually challenge the status quo in order to be more effective stewards of our resources and to exemplify individual and collective accountability

UTSC Strategic Plan

The UTSC Strategic Plan is composed of 5 Strategic Directions, as follows:

- Strategic Direction 1: Innovative, High-Quality Undergraduate and Graduate Student Experience & Success
- Strategic Direction 2: Scholarly Prominence in Established and Emerging Areas
- Strategic Direction 3: Intentional Inclusion and Relational Accountability
- Strategic Direction 4: Deep and Enduring Local, National, and Global Partnerships & Networks
- Strategic Direction 5: Participatory Decision-making and Supportive Administrative Capacity

The UTSC Field House presents an opportunity to align a capital investment with the Strategic Plan. The Field House is supportive of the Strategic Directions, specifically:

- Strategic Direction 1.1 - Provide all students with transformative, experiential and holistic curricular, co-curricular and extra-curricular learning opportunities.
- Strategic Direction 3.4: - Promote a culture and pursue actions that support individual and collective well-being for all students, faculty, and staff.
- Strategic Direction 4.1 - Develop and implement an overarching partnership and community engagement framework that advances our strategic priorities while recognizing the diversity and complexity of relationships and approaches.
- Strategic Direction 4.2 - Continue to expand local, national, and international collaborations with partners across various sectors that help to integrate real-life experiences into the curriculum, create opportunities for co-learning, and facilitate co-creation of knowledge.
- Strategic Direction 5.4 - Identify opportunities to grow and diversify revenues.

Student growth on the UTSC Campus is expected to grow from approximately 11,547.80 to 14,786.70 students by 2027.* The new Field House adds complementary athletic and recreation facilities to the existing TPASC building. In conjunction with the shared City of Toronto use of TPASC space and its demands on available program scheduling, the Field House will provide spaces that are primarily reserved for the student population while providing opportunities for use by the larger eastern GTA community. The facility will be an important gateway for young people to learn about the university experience through sport and recreation as well as be supported in their personal development and health.

The UTSC Field House will further UTSC's connections to the larger community of the Eastern GTA by providing opportunities for community use, employment and economic development for the immediate area. (ie. Soccer tournaments)

**Note: The PPR and space analysis completed during planning phases of the project was based on enrolment projections available at that time. Current growth at UTSC form 2025-2027 is expected to be and increase of approximately 12,990.80 to 13,820.60 student FTE's.*

The Department of Athletics & Recreation currently offers the following programming at the UTSC Campus:

1. Fitness & Recreation: Group Fitness, Registered Programs, Aquatics, Climbing Wall, Outdoor Recreation, Women's Programming, Student Fitness Consultation, Walking and Running Trails
2. Sports: Drop In, Learn to Play, Interhouse, Intramurals
3. Clubs: UTSC Cricket Club, UTSC Badminton Club, UTSC Dragon Boat, UTSC Cheer Team, Scarborough Archery Club, UTSC Rock Climbing Club, UTSC Swim Club, UTSC Tennis Club, Scarborough College Hockey Players Association, UTSC Volleyball Club, UTSC Mixed Martial Arts Club, UTSC Table Tennis Club, UTSC Hoops

Membership at TPASC is currently open to Students, Faculty and Staff and to the external Community.

c) Occupant profile

The Field House will be an exciting, vibrant and sustainable facility that will enhance the programming options available to the UTSC community through the Department of Athletic and Recreation (DAR). A broad range of user groups will be accommodated in the new facility: members of the university community, individual and family members of the local community, spectators, and local sport community groups. All ages and all skill levels will be served by this facility. The Field House will help engage the UTSC community with the health benefits of sports and recreation. We understand the importance of engaging in physical activity and the benefits that help students reduce stress, increase healthy habits and overall well-being.

The facility itself will be an important recruitment tool for the University for athletes and for the general student population. The facility will also enhance student engagement on campus, providing for the expansion of programs within the interhouse and intramural programs, increasing participation in drop-in activities and increasing jobs and hands-on leadership development for all students. Drop-in, instructional and leadership programs are envisioned as additional programs that access the space and invite in local sport organizations.

The 'Student Hub' will provide a recreational space for students on campus to hangout, socialize or host events that will focus on the student experience. The studios will provide a recreational space for student dance clubs and other clubs on campus to engage and practice routines. The studios can also be used as a multi-functional space for educational opportunities such as workshops, seminars, classes, and conferences.

UTSC students will also provide leadership in many aspects of the supervision, instruction and customer service for the new facility. The potential to attract business to this area of the City and see growth in the community will create long-term continuing impact on the local economy benefitting the local community and UTSC. Soccer tournaments and other events within the Field House are envisioned to provide new economic impacts to the local community.

Department of Athletics & Recreation Compliment

Department	Description	Existing FTE	Growth FTE	Total FTE (2027)
Athletics & Recreation	Director	1	-	1
	Managers	2	-	2
	Full Time Staff	11	-	11
	Student Part-Time	120	-	120

The Department of Athletics & Recreation provides multiple program offerings. The table below shows total user tracking for programs at UTSC from 2017-2025. The average use does not include the data from 2020-2022 due to the impact of the COVID-19 pandemic on indoor recreational use and campus activity. The TAPSC Visit data shown is a tally of turnstile counts.

UTSC Athletic Facility Use

Program	Users								Average
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2017-2025
TPASC Visits	212,446	203,260	396,269	8,506	98,693	469,570	40,359	41,069	**227,162**
Interhouse Participants	1,231	1,377	1,456	36	799	2,087	2,255	2,624	**1,838**
Intramural & Tri-Campus Participants	590	631	607	0	193	632	803	851	**686**
Athletic Club Member	1,108	1,397	1,469	0	334	0	434	1,191	**933**
Outdoor Recreation Participants	580	682	842	79	232	620	888	853	**744**
Registered Programs	807	858	771	937	348	560	1,231	974	**867**
MoveU* Participants	3,301	2,662	1,759	442	154	2,583	739	1,481	**2,043**

Drop-In Participants	0	6,073	7,537	2,870	1,906	8,045	17,723	26,203	**10,930**
Instagram Followers	923	1,109	1,511	1,770	2,255	3,375	4,991	6,406	**3,053**

* MoveU is a tri-campus initiative housed under the Athletics and Recreation Department. https://www.utsc.utoronto.ca/programs/moveu/

Department of Athletics and Recreation (Non-Academic Athletics)
Existing Space Inventory

COU Cat. / Sub Cat.	Description	Nasm
6.0	**Athletic / Recreation Space**	**9,580.82**
6.1	Athletic Activity Areas	6,338.38
6.2	Athletic Seating Areas	1,200.99
6.3	Athletic Sevice Space	2,041.45
8.0	**Bookstore / Other Mechandising Facilities**	**141.9**
8.1	Bookstore/Merchandising	141.9
10.0	**Administrative Office and Related Space**	**1,063.74**
10.1	Central Administrative Office	623.15
10.2	Central Admin Office Support	440.59
11.0	**Non-Library Study Space**	**14.50**
11.2	Informal Study Space	14.50
14.0	**Common Use and Student Activity**	**62.69**
14.2	Recreational Facilities and Services	62.69
19.0	**Other University Facilities**	**58.43**
19.1	Day-Care Facilities	58.43
Total		**10,922.08**

The following is a breakdown of the existing Sub-Cat. 10.1 office space allocation to Athletics.

Room Type	Occupancy	Quantity	Nasm	Nasm / Room	Nasm/Occupant
Admin Office Multi	24.00	1.00	176.70	176.70	7.36
Admin Office Single	1.00	8.00	99.32	12.42	12.42
Aquatic Office	1.00	8.00	104.08	13.01	13.01
CEO/General Manager	1.00	1.00	21.02	21.02	21.02
Coach's Office	1.00	1.00	25.98	25.98	25.98
Counselling Office	1.00	2.00	28.47	14.24	14.24
Director's Office	1.00	1.00	19.95	19.95	19.95
Field House Office	1.00	2.00	17.79	8.90	8.90
Fitness Supervisor's Office	1.00	1.00	12.37	12.37	12.37
IT Manager	1.00	1.00	14.33	14.33	14.33
IT Office Multi	4.00	1.00	31.58	31.58	7.90
Manager's Office	1.00	1.00	12.28	12.28	12.28
Pool Coordinator's Office	4.00	1.00	51.97	51.97	12.99

Safety & Security Office	0.50	1.00	7.31	7.31	14.62
			Total	**623.15**		

The current FTE for the DAR is 14 with 120 part-time student employees. Following COU guidelines the generated office space requirement would be 12nasm per FTE = 168 nasm. Using a 50% factor for Sub-Cat. 10.2 would generate 84 nasm for a total of 248 nasm of Cat. 10 space. Further review of the part-time student space needs as well as specific space/technical needs for the current office use is required to provide a full analysis of existing space use within existing holdings. For the Field House, DAR has identified the required number of office space to adequately staff and operate the facility as follows:

Proposed Field House Office Space Summary

COU Category	Room Name	Occ	Qty	NASM	NASM / Work Station	Notes
10.0	**Administrative Office and Related Space**			**43**		
10.1	Reception / Open Staff Office	4	1	29	6	11 nasm office + 6 nam workstations
10.1	Reception / Collaboration Area	2	1	14	6	6 nasm reception station + 2 nasm equipment area

The office space includes an open office workstation of 11 nasm plus flexible open workstation areas of 6 nasm each. The reception desk allows for 6 nasm stations with 2 nasm for equipment. (copy,print, etc.) The workstation sizes and open office format has been used due to the nature of the work within the Field House. Staff will require touch down space for booking, scheduling and correspondence but will be mobile within the Field House space. Additional staffing through part-time students will need to be determined with DAR programming of the facility. A comprehensive review of DAR space is recommended once the Field House is operational. The additional proposed 43 nasm of Cat. 10.0 space will increase DAR's allocation to 666.15 nasm.

d) Space Requirements, Program and Functional Plan

Space Requirements

Category 6.0 – Athletic & Recreational Space

COU Category	Description	Projected FTE 2027	COU Input Measure	COU Generated Space 2027 (G)	Total Proposed Space Program (P)	% P/G
6.0	**Athletic & Recreational Space**					
6.1	Athletic Activity Areas				**5,667.00**	
6.2	Athletic Seating Areas				**-**	
6.3	Athletic Service Space				**337.00**	
6.0	**TOTAL Athletic & Recreational**				**6,004.00**	

	Existing to Remain	14,786.70	0.9	13,308.03	**9,580.82**	71.99%
6.0	**Athletic & Recreational (incl. existing to remain)**				**15,584.82**	117.11%

The proposed UTSC Field House will bring the UTSC Campus total use for Category 6.0 to 117% of COU by 2027. The nature of athletic spaces can be typically characterized by large assignable areas with a disproportionate number of active users, comparted to academic uses. These spaces are also determined by criteria outside of the COU, FIFA Field size regulations, for instance. The addition of athletic spaces to a campus inventory will generally create a jump in total assignable spaces beyond what the COU would account for. The addition of the soccer field and studios to the UTSC campus as a core amenity on campus will provide capacity for both growth and use by the external community.

Category 10.0 – Administrative Office and Related Space

COU Category	Description	Projected FTE 2027	COU Input Measure	COU Generated Space 2027 (G)	Total Proposed Space Program (P)	% P/G
10.0	**Administrative Office and Related Space**					
10.1	Administrative Office Space				**43**	
10.0	**TOTAL Administrative Office**				**43**	
	Existing to Remain	487.63	12 + 50% G	8,777.34	**9,290.07**	105.84%
10.0	**Administrative Office (incl. existing to remain)**				**9,333.07**	106.33%

Central Administrative Office Space includes space usually assigned to one or more individuals on a permanent basis containing office-type equipment and used by central administrative and support staff in non-academic departments/faculties/divisions, or a room directly serving these facilities. Included within this space are the proposed offices for the DAR within the UTSC Field House. Administrative support space for DAR staff will remain within TPASC, with general support space being provided by the Cat. 6 space within the Field House to maximize efficient use of space.

Category 11.0 – Non-Library Study Space

COU Category	Description	Projected FTE 2027	COU Input Measure	COU Generated Space 2027 (G)	Total Proposed Space Program (P)	% P/G
11.0	**Non-Library Study Space**					
11.1	Formal Study Space					
11.2	Informal Study Space				**79.00**	
11.0	**TOTAL Non-Library Study Space**				**79.00**	
	Existing to Remain	14,786.70	0.4	5,914.68	**6,661.92**	112.63%
11.0	**Non-Library Study Space (incl. existing to remain)**				**6,740.92**	113.97%

The UTSC Campus is primarily a commuter campus. Students spending the day on campus will heavily use informal study space between classes. This, coupled with growth in enrolment and the inclusion of the

new 750 bed Harmony Commons student residence has placed a premium of use on informal study space. The UTSC Field House proposes the laptop lounge to provide an area for students to meet, study and work while waiting for athletic programming sessions. The provision of Cat. 11 space within the Field house contributes to the growing network of student support spaces within the north campus development.

Informal Study Space at UTSC by Campus

Campus	Building	Cat. 11.0	Sub Cat. 11.1	Sub Cat. 11.2
South	Bladen Wing	1,161.26	1,143.17	18.09
	Humanities	232.21	197.35	34.86
	Kina Wiia Enadong	36.13		36.13
	Highland Hall	1,104.07	694.70	409.37
	Science Wing	368.78	228.17	140.61
	Academic Resource Centre	213.52	86.08	127.44
	UTSC Student Centre	109.16		109.16
	Total	**3,225.13**	**2,349.47**	**875.66**
North	Instructional Centre	614.81	182.77	432.04
	Environmental Science & Chemistry	201.11	42.60	158.51
	TPASC	14.50		14.50
	Sam Ibrahim Building	2,188.00	260.00	1,928.00
	Indigenous House	24.00		24.00
	SAMIH	434.77	35.46	399.31
	Total	**2,661.27**	**295.46**	**2,365.81**

There is a notable shift in Formal to Informal Study Space from the South to the North Campus. This may be due to the development age of the buildings and more contemporary attitudes towards study practices and environments. Regardless, there is currently less overall Cat. 11 space in the North Campus than in the South, which provides support for the proposed UTSC Field House programming.

Category 14.0 – Common Use and Student Activity Space

COU Category	Description	Projected FTE 2027	COU Input Measure	COU Generated Space 2027 (G)	Total Proposed Space Program (P)	% P/G
14.0	**Common Use and Student Activity Space**					
14.2	Recreational Facilities and Service				**180**	
14.0	**TOTAL Common Use and Student Activity Space**				**180**	
	Existing to Remain	14,786.70	0.5	7,393.35	**1,688.91**	22.84%
14.0	**Common Use and Student Activity Space (incl. existing to remain)**				**1,868.91**	25.28%

The proposed UTSC Field House will increase Category 14.0 space on the UTSC campus to 25.28% of COU. Not included in the space program are the secondary benefits of the Field House programming on student activities and groups. The DAR and TPASC current supports several student athletic and recreational activity groups and clubs. With the addition of the Field House, further student group and club activities, both athletic and recreational, will be able to expand.

Space Program

A draft space program for the UTSC Field House building was developed in consultation with the Department of Athletics and Recreation and the Project Planning Committee. The draft space program was vetted through a feasibility study to produce indicative options for consideration. The following Proposed Space program represents the space program included in the final Feasibility Study Report, tensile fabric structure option, as selected as the option to develop by the Project Planning Committee. Occupancies, washroom fixture counts and other building code related space factors will be required to be confirmed through the design process to ensure compliance with all regulatory bodies.

Proposed Space Program

COU Category	Room Name	Occ	Qty	NASM	Gross-Up Factor	GSM	Archetype	Notes
6.0	**Athletic & Recreation Space**			**6,004**		**6,681**		
6.1	FIFA Field - Small	75	1	4,181	1.06	4,419	Athletic	91.44m x 45.72m x 13.7m High - Divisible into 3 Fields
6.1	Field Buffer		1	1,163	1.06	1,229	Athletic	3.1m wide Buffer Divisible into 3 with Fields
6.1	Baseball Cages		2	140	1.06	148	Athletic	
6.1	Studio	60	1	183	1.70	311	Athletic	
6.3	Studio Storage		1	17	1.70	29	Athletic	
6.3	Male Change Room		1	26	1.70	44	Athletic	35 Lockers
6.3	Male Washroom		1	20	1.70	34	Athletic	2 Standard Stalls / 1 Barrier Free Stall
6.3	Female Change Room		1	26	1.70	44	Athletic	35 Lockers
6.3	Female Washroom		1	20	1.70	34	Athletic	2 Standard Stalls / 1 Barrier Free Stall
6.3	Universal Washroom		1	10	1.70	17	Athletic	
6.3	All Gender Washroom - Common Area + Sinks		1	75	1.70	128	Athletic	6 Standard Stalls / 1 Barrier Free Stall
6.3	All Gender Washroom		1	12	1.70	20	Athletic	4 Stalls
6.3	Universal Shower		1	12	1.70	20	Athletic	
6.3	Equipment Storage Room		1	103	1.70	175	Athletic	Adjacent to Fields
6.3	First Aid Room		1	9	1.70	15	Athletic	Adjacent to Fields
6.3	Laundry		1	7	1.70	12	Athletic	Adjacent to Fields
10.0	**Administrative Office and Related Space**			**43**		**73**		
10.1	Reception Open Staff Office	4	1	14	1.70	24	Office	
10.2	Reception / Collaboration Area	2	1	29	1.70	49	Office	
11.0	**Non-Library Study Space**			**79**		**134**		
11.2	Laptop Lounge	52	1	79	1.70	134	Academic	
14.0	**Common Use and Student Activity Space**			**180**		**306**		
14.2	Student Hub	60	1	169	1.70	287	Academic	
14.2	Student Hub Storage		1	11	1.70	19	Athletic	
16.0	**Non-Assignable Space**			**397**				
16.1	Mechanical		1	64			NA	
16.1	Electrical		2	44			NA	East and West Elec. Rooms
16.1	IT		1	12			NA	
16.1	Communications		1	12			NA	

16.1	Water/Sprinkler		1	10			NA	
16.1	Janitor		2	17			NA	
16.1	Garbage/Loading		1	31			NA	
16.2	Main Entry Vestibule		1	17			NA	
16.2	Secondary Entry Vestibule		1	12			NA	
16.2	Roof Access Room		1	12			NA	Incorporate within Secure Service Area
16.2	Circulation		1	75			NA	After Secure line
16.2	Entry Lobby		1	71			NA	Before Secure Line
16.2	Indoor Bicycle Storage		1	21			NA	Storage for 10 Bicycles, Storage System TBD
	Total NASM			**6,306**		**7,194**		
	Gross-Up*			1.14				
	GSM			**7,194**				

* Assumes a 1.7x gross-up on program spaces and a 1.06x gross-up on Athletic Field and Buffer for a blended Gross-up of 1.14x

The proposed assignable spaces generated by the feasibility study is 6,306 nasm not including the unassigned service space areas. The total gsm generated is 7,194 which provides a gross-up factor of 1.14 for the entire building. The Gross-up factor used is a blended rate based on a more minimal gross-up of the Field, Field Buffer and Baseball Cage areas at 1.06x and a 1.7x factor for the remainder of the building. This was done to account for the minimal amount of circulation, partitions, vertical transportation and equipment within the Field spaces that would typically generate a larger gross-up factor in a typical academic building. As the proposed Field House is planned as a single storey building, there is economy in the gross-up through not requiring stairs, elevators, and other vertical non-assignable spaces such as mechanical shaft spaces.

For comparison, the following is a summary of gross-up factors in similar athletic facilities within UofT's inventory. The examples included below are all multi-level structures containing a blend of program (academic or office) and large athletic spaces with a larger overall gross-up factor to partially account for vertical circulation and egress.

Existing Athletic Facility Gross-Up Factor Comparison

Building	Nasm	GSM	Gross-Up Factor
Toronto Pan-Am Sports Centre	23,609.11	36,796.13	1.6
Warren Stevens	12,896.05	20,062	1.6
Clara Benson	6,477.60	9,918.70	1.5
Varsity Arena	4,646.42	7,573.13	1.6

The Proposed Space Program includes space from the following archetypes for determining Energy Performance Targets via the University of Toronto Tri-Campus Energy Modelling and Utilities Performance Standard Project Charter. The Charter Archetypes use existing facilities with similar space programs to determine energy use targets as a criterion for the new facility's design.

Energy Charter Archetype Summary

Archetype	NASM	GSM
Academic	259	440
Athletic	6,004	6,681
Office	43	73

Total	**6,306**	**7,194**

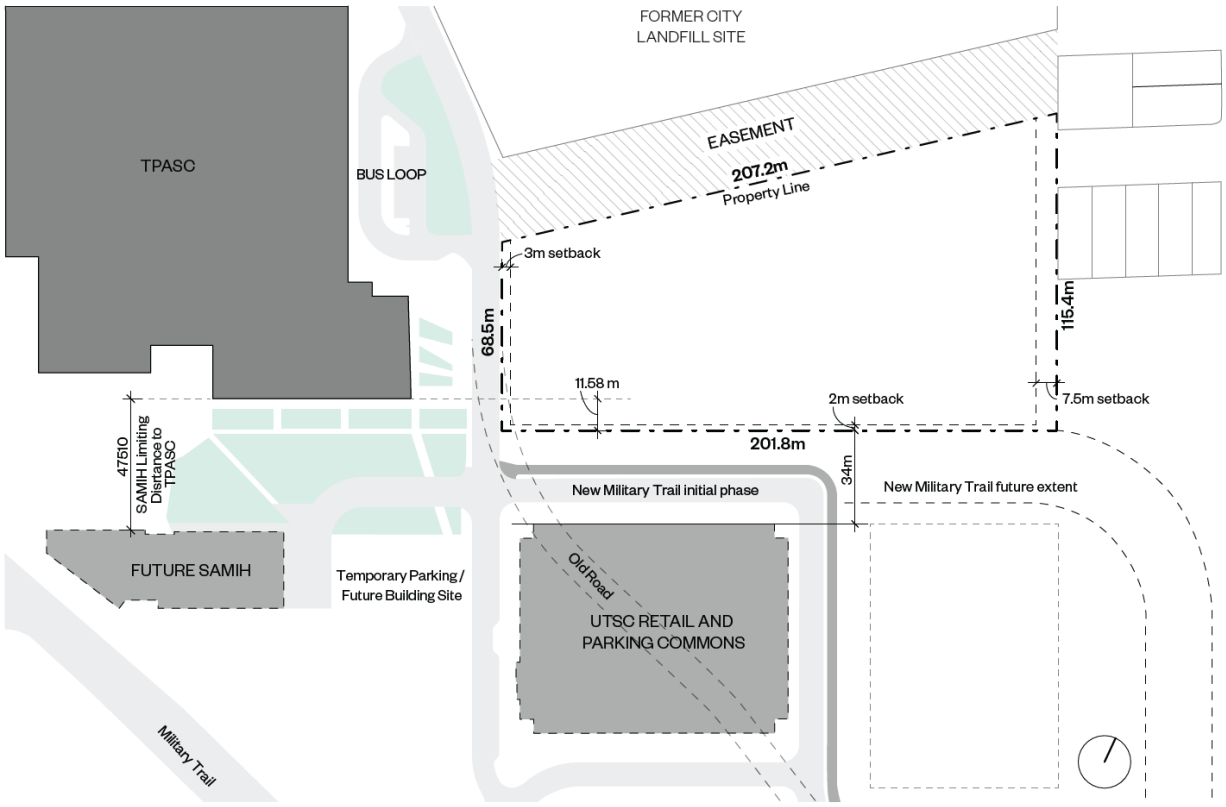
Functional Plan

Refer to PSOS documents for all building standards and specifications. The below is an indicative guide for planning purposes to be read in conjunction with the Design-Build RFP documents.

The facility will be composed of two structures, a large volume Athletic Facility and an efficient support space structure.

The Athletic Facility is to consist of a single storey 91.44m x 45.72m x 13.7m high soccer field and 3.1m wide buffer which can be split into three smaller soccer pitches divided by curtains hung from the ceiling, two baseball cages measuring 21 meters long, 4 meters wide and 3.7 meters high and field equipment storage space.

The Support Structure will be a single storey containing changerooms, washrooms, administrative space, the student hub, laptop lounge, studio spaces, storage and building service spaces. The support spaces will be located adjacent the field structure to benefit from having strong visibility onto the field even when the field is not in use and promoting passive wayfinding, spectating during use and minimizing circulation space.



Existing Site Context Plan with Project Boundaries

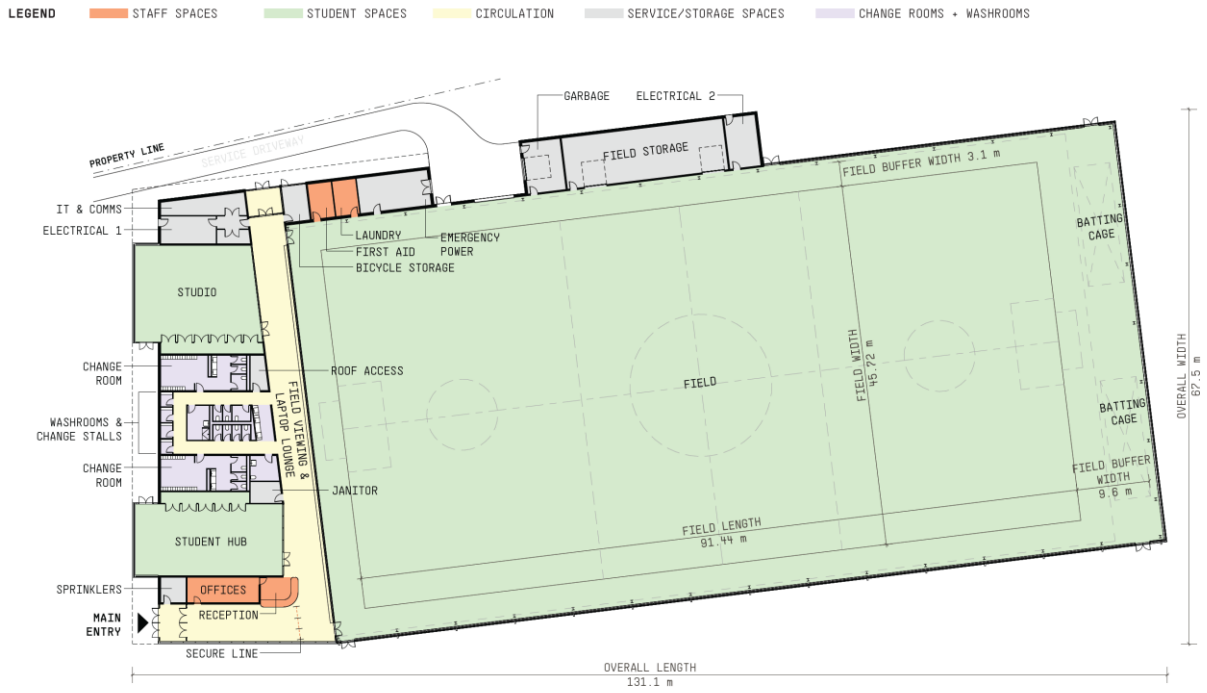
The main entrance is envisioned to be located at the corner of Pan Am Drive and the interim New Military Trail intersection, providing a visual link to the TPASC building and a central gathering area for the athletics facilities. Accessible parking and drop off areas for visitors, Wheel Trans and team busses will be located near the entrance.

The building will be accessed through a singular public entrance that is secure and highly visible. The visitor will first pass through security (turn styles or key fob access) to circulation space that directs users to the field either via changerooms/washrooms, to the spectator area/lounge/bleachers or to the student hub area including student group spaces and the laptop lounge.

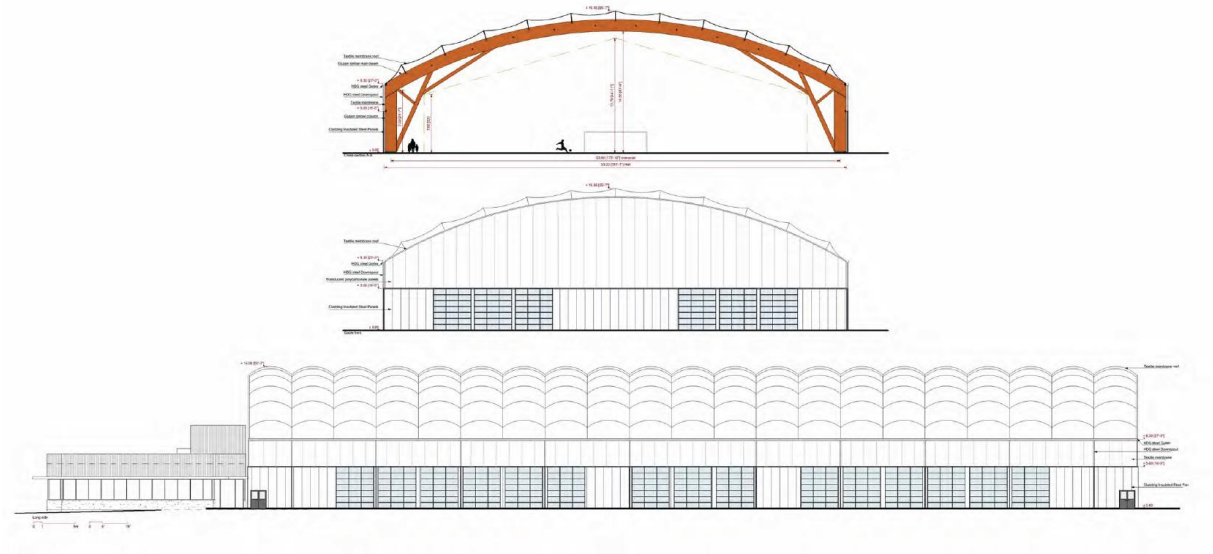
The facility should provide flexibility where possible as it will host tournaments, events, and multiple types of field sports like soccer, lacrosse, field hockey, ultimate frisbee and cricket. Allowing for flexibility, the supporting spaces like the equipment storage, changerooms and washrooms should be able to accommodate large tournaments consisting of one gender or events for families who can change and shower privately and comfortably. This can be accommodated by having washrooms and showers in a separate area from the changerooms thereby allowing for use changes as required by the event. This also facilitates any universal and accessible requirement of the Ontario building code.

Space should be allocated for long term bicycle parking as per municipal standards. Short term bicycle parking can be located outside the building, under a large overhang or an open-air roof covering.

Activities such as waiting for field time, casual spectating and passive security/ supervision and event staging will be beneficial to the administrative, student hub, and studio spaces providing strong visibility onto the field even when the field is not in use.



Feasibility Study proposed tensile fabric structure Space Layout Indicative Plan. (Workshop + HCMA)



Feasibility Study proposed tensile fabric structure Indicative Section and West and South Indicative Elevations Showing the Proposed Tensile Roof and Glulam Beam Structure.

e) Building Considerations

Standards of construction

Refer to PSOS documents for all building standards and specifications. The below is an indicative guide for planning purposes to be read in conjunction with the Design-Build RFP documents.

The massing and orientation of the Field House provide opportunities to bring a large amount of natural light into the building as well as opportunities for panoramic views onto New Military Trail Road. To benefit from these opportunities, strategic use of glazing along the south elevation of the building is suggested. The west elevation will also require glazing to provide views to TPASC as well as the entrance to the new building. Field House case studies across Canada have suggested that the exterior cladding be durable, and easy to maintain. While not emulating the TPASC building, the Field House should consider a dialogue of materiality between the two buildings.

While more conventional roof systems should be considered, especially in light of recent Bill 185 changes and how it removes green roof/ pv panel requirements, the Feasibility Report provides information on the tensile material systems for the roof structure which are composed of:

> *The building's material palette combines robustness with warmth and playfulness. Exposed natural concrete, galvanized/clear-coated aluminium, and natural oil-rubbed plywood are balanced with bold yellow and blue accents which are expressed through tile and sheet linoleum flooring. Blue-painted columns and rainwater leaders add vibrancy and rhythm to the exterior.*

Ribbed metal cladding in two distinct profiles offers an economical, lightweight, and low-carbon solution, while adding subtle texture through a patterned grid. Studio floors are finished in wood to support a range of movement-based activities. Across the design, checkerboard and grid motifs are subtly embedded in finishes to echo the visual language of sport.

The 'Student Hub' and adjacent laptop lounge area are defined by warm materials and generous glazing. The lounge features a continuous work surface along the glazed partition, offering students a bright, comfortable space to study, wait, or observe activity on the field.

The building design is to comply with the University of Toronto Facilities and Services (F&S) Design Standards. Refer to the PSOS document for more information

The design standards will provide University requirements concerning, but not limited to:

- Safety issues and concerns
- Barrier free accessibility
- Cleaning and caretaking issues
- Postal mail management
- Waste management
- Cash handling
- Environment
- Landscaping
- Roofing standards
- Door hardware
- Carpets
- Fire alarm systems
- Fire sprinkler systems
- Elevators
- Mechanical
- Energy modelling and utility performance
- Electrical
- Security and access control
- Communications infrastructure

<u>Building characteristics and massing</u>

The following are general criteria for the basis of design of the UTSC Field House and are to be reviewed during design

- Floor-to-Floor Height for Admin Building 4-5 metres. Height of field at the centre to underside of structure should be a minimum of 13.7 meters to FIFA standard.
- Hybrid Structure composed of:
    - Service Building structure – conventional framing in steel or mass timber
    - Field House Structure – primary structure of glulam timber with hybrid options for secondary structure (ei. connections and bracings)

  Field House Roof: Tensile Roof such as a double-skin PVC fabric membrane roof comprised of double-inverse curve "saddles"
- Field House walls to be a light weight double-skin fabric membrane at the upper half of the wall with rigid construction, such as metal siding or precast concrete at the lower level

- Foundations: helical piles/micropiles with pile caps and grade beams have been considered to avoid extensive excavation.
- Floor: Conventional insulated slab on grade on compacted engineered backfill (assume loose fill to be removed and replaced, pending further geotechnical data and structural design)
- Heating: Radiant heating at player level to 12C setpoints as well as ventilation and humidity control year round. Conventional heating for services building. (Refer to Mechanical Section)
- Material selection: Colours and materials to compliment adjacent buildings, be durable, easily cleanable and selected as representative of athletics.

Circulation and Wayfinding

The main building entrance is to be located at the corner of Pan Am Drive and New Military Trail. The entrance is to be clearly marked and visible from TPASC, the Retail and Parking Commons and future RT stops planned for the south side of TPASC along New Military Trial.

A secondary entrance will serve to connect the facility with the landscaping, adjacent external sports field and the Campus Farm.

Circulation and wayfinding within the building is to be accessible, efficient, direct and clearly defined relying on passive means of orientation and passage.

Elevators

The project is planned to be a single storey. The use of elevators for occupants may not be required if the design proceeds with a single storey construction. If future designs propose more than a single storey, a passenger elevators is to be incorporated into the design, in compliance with AODA requirements, the building code, and other applicable regulations. The number of elevators to be provided will depend on the layout of the building and the arrangement of the spaces within.

Depending on building height, a designated fire fighters' elevator may be required.

Mechanical and electrical room spaces, if located on other levels, are to be accessible via an elevator.

Sustainable 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 eCO_2 by 2030, targeting a better than net-zero climate positive) institution by 2050. To accomplish this, the University has retired the previous Energy Performance and Modelling Standard (April 1, 2019) and introduced this now-governing Tri-Campus Energy Modelling & Utility Performance 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, and 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 energy and GHG targets that are used to calculate energy and GHG performance budgets according to when the building is going to be constructed

and building programming. The targets become more stringent over time as cost-effective technologies and delivery methods improve in conjunction with regulatory compliance changes.

The tool used to define the targets and budgets is called the "Charter" and completed by U of T staff before design procurement commences. The energy and GHG performance targets for new construction are defined for the year that occupancy is scheduled in the project planning reports. The energy modelling procedures defined in the Tri-Campus Energy Modelling and Utilities Performance Standard will be used to calculate the energy and GHG performance for the designs and compared to the Charter targets throughout the design stages.

These Standards and resulting models are not post-occupancy energy or GHG predictions. They are to be used to establish and track the compliance of energy and GHG indices during the design process and as a comparative tool for building baseline and performance evaluation. Post-occupancy evaluation will be completed (12 – 14 months post-occupancy) by the U of T facilities staff and compared to the final performance model results.

All applicable Codes, Guidelines or Standards referenced in the standard are to be applicable to the current regulations within the project timeframe defined in the Charter. Estimates of the impact of any foreseeable future standards, codes and guidelines may be required and shall be presented to the U of T Implementation Team for consideration. In all cases, higher performance targets shall be the preferred targets.

Utility Performance Requirements for Capital Projects

Energy

New construction projects and Major Renovation Projects must meet the project-specific energy performance targets established in the Project Charter. The requirements will be calculated using the Charter's archetype targets and project information, including: planned building space use, year of occupancy, presence of a connection to the U of T 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 renovation of existing buildings plays a critical part in U of T's plan to achieve its established 2030 GHG emissions reduction target. UofT's Standard also identifies utility performance requirements and targets for renovation projects of varying scopes and complexities through a prescriptive pathway for minor renovations and performance pathway for major renovation projects.

For Feasibility Studies, the project Charter will be developed within the scope of the feasibility study to inform design feasibility decision making. The developed charter(s) will be calibrated to the predictive timeline(s) of construction included in the project costing and feasibility report.

The Project Consultant Team must complete and submit to UofT all the deliverables listed in the *Project Charter Submissions Checklist* including energy simulation files and report, key performance indicators (e.g. % EUI reduction, 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 targets will be revisited and adjusted regularly to ensure U of T remains in a leadership position. The progression of targets depends on numerous factors, many of which are outside U of T's direct control (e.g., the rate at which new technologies come to market). However, projects should anticipate the adjustments to the targets for 2022-2026 and 2026-2030 for all key performance indicators included in the standard to account for increased capabilities of designers, technologies and industry practices to meet net zero targets by 2030 in many jurisdictions, including the City of Toronto.

Beyond energy, additional performance levels may include:

- 50% reduction in indoor water use over the LEED™ version 4 baseline;
- 60% reduction in outdoor water use over the LEED™ version 4 baseline; and
- Complete whole-building air tightness testing following the US Army Corps of Engineers Air Leakage Test Protocol for Building Envelopes and submit air leakage testing report. (Refer to links listed at the end of this section). (To be coordinated with enclosure/tempering of Field House Space as required)

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 practices.

The following Certifications and regulations will be mandatory for all New Construction and Renovation projects: LEED™ Silver minimum (non-certified); and the Minimum required Toronto Green Standard Tier. The minimum requirements for these certifications and regulations are not to supersede the energy, utilities and water efficiency performance targets of this standard. The consultant is required to provide a memo demonstrating LEED™ Silver minimum (non-certified) shadowing and Toronto Green Standard

response. This memo is to be developed in consultation with University of Toronto Facilities and Services and is to include at standard LEED™ checklist identifying all achievable and potential credits.

On-site renewable energy requirements included in the Project Charter will be determined on a project-to-project basis in consultation between the Project Planning Committee and the Facilities and Services Sustainability Office. Considerations of the affordances of the capital project (i.e.. roof area, exposure) and campus wide energy planning and utilities master plans may impact the decision for inclusion of photovoltaics, wind turbines, and other on-site renewables. The following is the definition of on-site renewable energy generation included in the Tri-Campus Energy Modelling and Utilities Performance Standard:

> *Site Renewable Energy Generation:*
>
> > *Energy generated on site from renewable sources, such as solar photovoltaics (PV), wind, or solar thermal. Where a site is not able to send energy off-site (e.g. connected to the electricity grid), only energy that can be consumed (or stored and then ultimately consumed) on site shall be counted as Site Renewable Energy Generation. Site Renewable Energy Generation can be used to reduce Site Energy Use before calculating TEUI and GHGI. The U of T is not considering the purchase of renewable energy or other carbon offset packages.*

In the case that excess on-site renewable energy generation (or heat recovery) beyond the building's demand can be exported to surrounding buildings or district energy systems, that exported energy will be counted as a credit to the TEUI and GHGI metrics.

Geo-exchange and other heat exchange strategies and technologies may be considered as on-site renewable if used in conjunction with other on-site renewable energy generating initiatives of the above listed items. Consultation with the Facilities and Services Sustainability Office on the proposed on-site renewable strategy will be required.

Geo-exchange and photovoltaic solar power will be considered for the UTSC Field House project and are to be reviewed wholistically against more standard options for efficiency and life-cycle cost.

Other Considerations

New construction will increasingly include multiple uses and occupancies resulting in "mixed use buildings". As indicated, the energy performance targets and resulting budgets will be based on the area weighted aggregate as calculated by the Charter. Care is required when assigning the use areas when completing the Charter. Coordination between University Planning, the end users and Facilities and Services Sustainability Office is to determine the appropriate assignment of Charter Archetypes to the space program.

District Energy Systems (DES) includes heating and cooling energy supplied from our central or nodal plants. For networks supplied from low temperature heating sources (heat pumps, heat reclaim energy) the non-district system targets and factors will be used. The Facilities and Services Sustainability Office (F&S SO) is to inform the PPC and University Planning of the project's connection (or not) to a DES. The intent of the charter is to determine energy use at time of occupancy. Coordination with the F&S SO is required to ensure that the capital project will meet future energy and carbon planning targets.

The Project Planning Committee is to review the City of Toronto Green Standard and City of Mississauga By-Laws for Electric Vehicle parking requirements for appropriateness and alignment with our vision, use, campus Master Plans, and utilities as well as project capital and operating budgets for the project.

Photovoltaic-ready initiatives are to be considered where possible to allow for the future installation of photovoltaics where current project scope may not allow for the full installation of a photovoltaic array. Considerations of structural loading and provision of electrical conduit and servicing may be included in the capital project scope.

Project Planning, Implementation and Consultant teams are encouraged to address the embodied energy, embodied carbon and other emissions associated with building materials. Reporting of the embodied emissions of the building's structural and envelope materials using life-cycle assessment (LCA) software in compliance with the Canadian Green Building Council's recommended methodology is to be **reviewed in consultation with University of Toronto Facilities and Services on a project to project basis.** The decision to include the above is to be included in the Project Planning Report for inclusion in the Capital Project's scope of work.

The University of Toronto Facilities and Services is to be contacted to provide historical utilities data to the consultant team for the purposes of life cycle costing and energy modelling.

Please refer to the City of Toronto Green Roof Bylaw No. 583-2009, Chapter 492 for specific green roof requirements.

The University of Toronto Sustainability Standards

The University of Toronto Environmental Standard [University of Toronto Design Standards: Part One / Environment / Environment (draft revision)] was developed in 2011 and revised in 2018. A new and expanded University of Toronto Sustainable Building Design Standard is currently under development and targeted for release in 2026. The new sustainability standard uses several external standards as a baseline from which to take a leadership position in holistic sustainable building design. The Project Planning Committee and consultants are encourage to consult with the University of Toronto Facilities and Services Sustainability Office to ensure that longer term project planning is anticipatory and inclusive of the new sustainable building design standard requirements, Tri-Campus Energy Modelling and Utility Performance Standard requirements, and Toronto Green Standard requirements.

Sustainable strategies to be considered during the design phase to achieve the project charter targets may include:

- Envelope
    - High performance envelope and glazing
    - Improved air tightness. For renovations with limited envelope scope, qualitative envelope assessment and targeted sealing and/or aerosolized envelope sealant technology to be considered.
    - Low window to wall ratio at building facades with Low-E triple glazed insulated glazing units
- Water
    - Rainwater harvesting systems for flushing toilets and urinals, and for landscape watering systems

- Water-efficient fixtures and combined water fountains/bottle-filling stations

- Heat Recovery
  - Exhaust air heat recovery actively using heat pumps (preference for ventilation rates – e.g. lab buildings) or passively
  - Heat recovery chiller for simultaneous heating and cooling loads
  - Heat recovery ventilation
  - Wastewater heat recovery

- Energy efficiency
  - DLC-rated LED lighting with central lighting controls and advanced control strategies including daylight harvesting, occupancy sensing, scheduling, zoning, high-end trim.
  - Energy Star appliances, office equipment, electronics, and commercial food service equipment
  - Building automation systems integrated into the University's EMRS
  - Demand control ventilation based on CO_2 or contaminant sensors in lab spaces
  - Occupancy sensors controlling HVAC and lighting
  - Zoned HVAC control where possible
  - Ultra-low flow, energy efficient fume cabinets in laboratories (with variable volume air flow and automated sashes)
  - Thermal or battery storage for resiliency and peak shaving

- Renewable energy
  - Geothermal
  - Solar thermal, Photovoltaic including Building Integrated Photovoltaics
  - Wind
  - RNG

- Roofs and landscaping
  - 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)
  - Roofs suited to the incorporation of solar thermal water and/or photovoltaic arrays and 'Solar Ready' provisions for future installation if not included in project scope.
  - Low maintenance native plantings

- Materials
  - Durable, local materials with renewable and/or recycled content
  - Low-embodied carbon building materials
  - Provision of recycling depots for source-separation of waste throughout the building to meet the needs of the University's recycling and waste reduction programs and vehicular access to these sites
  - life cycle analysis (LCA) and embodied carbon reporting

Other Standards and Certifications to consider

- Toronto Green Standard tiers above minimum requirement

- CAGBC's Zero Carbon Building™ Standard / Shadowing

Other considerations

- Transportation (i.e. support of active and lower carbon commuting (e.g. cycling)
- Location (i.e. Landscaping, Biodiversity, Light Pollution, Trees, Heat Island)
- Indoor Environment (i.e. Air, Lighting, Acoustics)
- Equity, Diversity & Inclusion (i.e. safe spaces, inclusive design)
- Health & Well-Being

Refer to the PSOS document for standards shown below:

- UofT Climate Positive Campus
- UofT Tri-Campus Energy Modelling & Utility Performance Standard
- UofT Overall Design Standards
- Toronto Green Standard Version 4

Wellbeing and Mental Health

The University of Toronto identifies mental health as a priority through the University's value statements and strategic goals and adopts a systems approach in creating supportive and inclusive conditions for students to flourish. A systems approach recognizes the reciprocal relationship between wellness and academic achievement and considers an academic environment that sustains health. Physical spaces have a role to play in supporting cognitive and emotional health through design, technology, and treatment strategies. In addition, the built environment can help mitigate adverse mental health outcomes through policies, programs, and design.

The UTSC Department of Athletics and Recreation strives to create a respectful and inclusive environment that promotes opportunity and overall well-being through physical activity. The UTSC Field House project will add a valuable resource for student well-being to UTSC's growing inventory of facilities. Along with the Toronto Pan-Am Sports Centre, the Sam Ibrahim Centre for Inclusive Excellence in Entrepreneurship, Innovation & Leadership (SICIEEIL), the the Myron and Berna Garron Health Sciences Complex (SAMIH)and the UTSC Indigenous House, the UTSC North Campus will provide a mix of student focused amenities supporting mental and physical wellbeing. The UTSC Field House feasibility design incorporates spaces that promote mindfulness and wellbeing include:

- Design that promotes calm through consideration of finishes, natural elements, and daylight.
- Design which focuses on stress prevention and healthy lifestyle through athletic and social programming.
- Providing increased access to flexible studio spaces for therapeutic and athletic use,
- Including welcoming spaces that provide peer support and wellness programming through the DAR and student groups.
- Providing access to nature with operable windows and adjacent landscaping.
- Allowing for restorative indoor and/or outdoor spaces designed for contemplation, relaxation and relief from mental fatigue or stress.

Refer to the *Presidential & Provostial Task Force on Student Mental Health Final Report & Recommendations* for additional recommendations.
https://www.provost.utoronto.ca/wp-content/uploads/2020/01/Presidential-and-Provostial-Task-Force-Final-Report-and-Recommendations-Dec-2019.pdf

Accessibility

The University is committed to equitable access to all building facilities by the whole campus community. New buildings and renovations will incorporate equity, diversity and inclusion as well as the principles of universal design that will allow users with diverse abilities to access and use facilities with dignity.

Projects will meet the design requirements of the University of Toronto Facilities Accessibility Design Standards (FADS) and barrier-free design requirements of various codes and standards, such as the Ontario Human Rights Code (OHRC), Ontario Building Code (OBC), Accessibility for Ontarians with Disabilities Act (AODA), O.Reg. 191/11 Integrated Accessibility Standard Regulation (IASR) and the Design of Public Spaces Standard under the AODA and CSA B651 "Accessible design for the built environment". The project design is expected to be coordinated with and reviewed by the UTSC Access*Ability* Services Office.

As of January 2024, upcoming updates to the AODA include the implementation of Postsecondary Education Standards recommendations specifically Barrier Area 7: Physical and Architectural Barriers and recommendations 127 to 160. The Independent 4th Review of the AODA was made public December 2023 which includes a recommendation to make all provincial buildings accessible by 2030.

Alterations to Heritage Facilities should be assessed for compliance to accessibility standards on an individual basis, to determine the most effective and least disruptive means of retrofit, where required as outlined in the general guidelines of FADS.

In keeping with the University of Toronto's Statement of Commitment Regarding Persons with Disabilities, one of the many goals of the Department of Athletics and Recreation (DAR) at UTSC is to create a community that is inclusive of all persons and treats all members of the community in an equitable manner. In working toward this goal, the Department will strive to provide support for, and facilitate the accommodation of individuals with disabilities so that, where possible, all may share the same level of access to opportunities, participate in the full range of activities that the Department offers, and achieve their full potential as members of the UTSC community.

The Department will work to eliminate or minimize the adverse effects of barriers, including physical, environmental, attitudinal, communication and technological barriers, which may prevent the full participation of individuals with disabilities in Athletics and Recreation.

In supporting this commitment, the UTSC Field House will be 100% accessible; the facility meeting or exceeding the University of Toronto Facilities Accessibility Design Standard (FADS) and the Accessibility for Ontarians with Disabilities Act (AODA) standards for Accessible Design, in every program area throughout the building.

Accessible Facilities within the UTSC Field House will include the following:

- Automatic door openers

- Accessible washrooms with accessible washroom fixtures
- Wheelchair accessible spectator seating
- Accessible parking spaces
- Accessible lockers
- A universal accessible set of change rooms
- Designated space for Seeing Eye dogs on the playing field
- High and low railings on the stairs (as applicable)
- Accessible fitness equipment that can be used by someone in a wheelchair
- Braille on the signage and elevator buttons
- Multiple elevators for people who need to avoid stairs (as applicable)
- Fire alarm system with both a visual (strobe) and an audible alarm for people with visual and auditory impairments
- "Areas of refuge" on all floors but the ground floor that are fire rated for two hours if there is a fire and the elevator cannot service those floors (as applicable)
- High contrast signage (e.g. dark on white) for people with low vision

The UTSC Field House will also provide Inclusive Programs, such as:

- Variety of fitness classes designed for all levels and abilities
- Instructional classes (yoga, etc)
- Sports from a recreational level to college intramural teams (Soccer, Cricket, etc.)
- All programs may be adapted to fit individual needs

The washrooms should be sized for the anticipated occupancy of the building and to the requirements of both the Ontario Building Code and the operational requirements of the DAR and the University of Toronto FADS.

The intent of the UTSC Field House is to be inclusive and welcoming to all users. Changerooms provide a variety of options, including gendered (and potentially team designated) washrooms and showers spaces—each with barrier-free layouts—as well as non-gendered barrier-free facilities with shared sink and mirror area. This approach allows students of all identities and cultural backgrounds to choose the spaces in which they feel most comfortable. Refer to the proposed Space Program for facility types current included in the UTSC Field House planning.

Please reference the PSOS for Standards links.

Personal Safety and Security

The UTSC Field House is to employ a simple and welcoming layout. User groups include members of the university community, local community members, spectators and local community groups. All ages and skill levels.

All programmable spaces are to be located behind a highly visible and secure single point of entry at the main entrance. (turnstile or key fob access with supervision) Access to remainder of building, once first access is granted will be provided with the exception of service areas, Staff and organizers have the option to access other entry points as needed through keyed/fobbed access.

The building is to employ transparent materials where possible to provide efficiency of staffed supervision as well as encourage passive supervision.

Room access will be controlled centrally at the main access point via a room scheduling system.

Further security measures – such as CCTV - are to be coordinated with UTSC Facilities and Services and DAR to ensure that the facility can efficiently provide a safe and secure facility to the Campus Community. Further security measures are to be considered to reflect after hours and public use of the facility.

Temporary personal item storage security as well as equipment storage -in lockers or via other systems are to be addressed in the facility design. The building design must allow its 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 / 7 days a week.

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. Specific security requirements have been identified in the Room Data Sheets.

This project will need to provide all necessary signage and wayfinding requirements as per UTSC standards. In addition, the project will need to coordinate existing signage removals and contact governing bodies for relocation or removal of non-University signs, coordination with planned projects and landscapes, and identifying signage requirements and submittals for the implementation of signage.

UofT has specifications and standards for both exterior and digital signage and in some cases interior signage that the design team will be required to implement. All facilities are required to implement the Building Identification signage standard coordinated with University Planning and F&S Grounds. 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, building may utilize digital signage or displays for the cycling of campus information, events, student services, etc.

Signage is to conform to the UofT Facilities Accessibility Design Standards (FADS) and the requirements of the UTSC Access*Ability* Office.

Exterior building signage location, prominence and design is to consider that the facility may be used by visitors from outside of the UTSC and Scarborough communities. Visibility and clear wayfinding within the campus context will be key to the success of the signage strategy.
Refer to Guidelines for Exterior Signage on St. George Campus dated September 2018.

<u>Non-assignable space</u>

A non-assignable space is a room or area that is not available for assignment to the occupants of a building but which is necessary for the general occupation or mechanical support of one or a number of

buildings. Please refer to the Feasibility Study Report in the appendix for a breakdown of Non-assignable spaces.

The list includes but is not limited by the list below:

- Janitor closets
- Circulation Spaces
- Washrooms (including Universal as per OBC)
- Mechanical/Electrical Rooms and Closets
- IT Closets and Communications Rooms
- Delivery Areas/Loading Docks/ Garbage Rooms
- Bicycle Storage Rooms (Long Term Bicycle Parking)
- Sprinkler Room
- Roof Access Room/Stair

Mechanical

To achieve the energy targets proposed in the charter, Design-Build Consultants will be required to investigate minimum and maximum operating air temperatures in the field area and work with the field area as a tempered space to determine the type of mechanical heating, ventilation and air conditioning systems. Solutions to be studied further involve geothermal exchange systems, energy recovery ventilation, air to water heat pumps or a combination of solar electrical/ hydro systems.

The feasibility study reviewed the used of an air-and-water type HVAC system and focused on decarbonization, energy efficiency, occupant comfort levels and life cycle costs. The selected option considered the use of the main field space as a semi-conditioned space, balancing occupant activity and comfort with energy efficiency.

In the feasibility study, the administration and support building component is proposed to be served by a dedicated outdoor air system (DOAS) along with variable refrigerant flow (VRF) system. Each AHU should be equipped with a heat recovery wheel and with MERV 13 final filters for better air quality. The selected equipment and systems are to be based on a successful history of reliability and energy efficiency and are to be readily serviceable by qualified service personnel. The proposed design is to save energy, reduce carbon generation, and improve occupants' comfort level.

In-slab radiant snow-melt system to be included for the loading dock with review by the feasibility consultant in consultation with UTSC Facilities and Services, for benefits of including in exposed areas that are used regularly, including but not limited to pathways.

These concepts will be developed further as the project output specifications evolve.

Natural gas if required will be sourced locally and coordinated with Enbridge .

Domestic Water, Plumbing and Sanitary Sewers

Domestic water and sanitary sewer is required to service the washroom facilities, food service areas, water stations and kitchenettes. This sanitary infrastructure will connect to Military Trail, and the water would connect to neighbouring water main. The hot water will be provided by the use of hot water heaters in the mechanical room.

Please refer to the Mechanical approach in the Feasibility Study for more information. Please note that tensile fabric structure was selected by the project team and is the basis for the design development.

Electrical

The incoming service for the building will be via Toronto Hydro and THES will be consulted and building connected as part of UTSC's north campus hydo planning. The required electrical service will be based on electrical demand load calculations for the selected option.

The estimated service determined during the feasibility study is either 600A (Option#1) or 800A (Option#3A & 3B) at 600V, 3-Phase. The feasibility study consultants proposed an 800A, 347/600V, 3-Phase, 4-Wire electrical distribution system to support all feasible project options.
The electrical power is further delivered and distributed to the new field house loads including mechanical, lighting and power. A separate electrical branch for the proposed solar PV generation system connecting to the main switchboard is also proposed.

The UTSC Field House emergency power is to be supplied by an outdoor natural gas generator and distributed via two (2) automatic transfer switches (life safety and non-life safety).

Should the Field House be multiple levels, stacked Electrical and communications rooms are to be sized to accommodate all required equipment for the current project and spare for future expansions as directed by UTSC. Should the Field House be multiple levels, stacked electrical and communications rooms will be required. A riser by the main electrical room stack will serve as the main electrical room riser. Depending on the building footprint, and communications cable runs, multiple communication rooms per floor may be required.

In addition, cutting edge LED technology lighting systems and fully addressable fire alarm systems are provided for the new UTSC Field House. All lighting in the building shall be LED, with a CRI of 90+ and dimmable drivers. All light fixtures shall have centralized controlled system with alerts for the main user (UTSC facilities), with local override switches/dimmers.

Spectator lighting and field of play lighting shall be designed in accordance with horizontal and vertical illumination requirements, glare control, uniformity, and safety considerations. Sport field lighting shall be high output, appropriate for stadium application. Measure for potential televised sports to be considered for temporary expansion. Light spill shall be controlled to not disturb adjacent road drivers and residence in the area.

All receptacles in the common areas to be duplex receptacles with Type-A and Type-C USB connection ports for device charging.

Metering and sub-metering will be required throughout the building to accommodate potential rental of the different areas. Surge protection devices to be on all panels.

Please refer to the Electrical approach in the Feasibility Study for more information. Please note that tensile fabric structure was selected by the project team and is the basis for the design development.

Data

There will be one main telecommunication equipment room (MTER) and multiple telecommunication rooms (TR's) to support communication services (data, phone, wireless) of this building. The telecommunication rooms will be adequately sized to accommodate all required communication equipment and with minimum 25% spare space for future growth. The location of the main communication room and closets to be further reviewed and determined based on the Architectural floor plan, applicable industry standards. The Telecommunication rooms will be stacked to minimize the cable bending. Furthermore, it is expected the new incoming communication systems will be required from the service provider and terminated at the building MTER. The exact site infrastructure (conduits and routing) will be further discussed and coordinate with service provider. The provision of communication service, equipment, and installation details will be followed with UTSC's communication infrastructure specifications, standards and practices and any other relevant standards and codes.

Telecommunications rooms will be placed in the building to support the maximum UTP cable length of 90m. Wireless will be deployed though out with a focus on high-speed and high reliability to support both the staff and students. For more details, please refer to:
"UTSC_Cable_Systems_Specification_V3.4" or later, and
"UTSC_AV_specifications", and
"UTSC_Wireless_Systems_Specification_V1.0" or later.

- Life safety and fire protection (fire pump in light of the tower, elevator)
- Emergency lighting requirements
- Elevators
- Information Technology and Record keeping for business continuity
- CCTV Connections

See the PSOS for all ITS requirements.

Please refer to the Communication System approach in the Feasibility Study for more information. Please note that tensile fabric structure option was selected by the project team and is the basis for the design development.

The design team will work with UTSC to develop the connection to the building as they have been developing their campus wide fiber network linking new buildings to the data center

Building Code, Fire Protection, and Life Safety Systems

The feasibility study provides more information about the required building code, fire protection and life safety systems. Further building code compliance will be required to be coordinated by the design teams. The following assumptions/provisions were included in the UTSC Field House planning.

UTSC and Workshop representatives met with City of Toronto Planning and Building representatives to understand how the City would classify and apply the following building code/standards/by-laws to a seasonally-enclosed tensile structure. Further review with the City of Toronto will be required to determine which by-law conditions are relevant to building permit application requirements. (refer to Municipal Zoning section of this report) The following considerations were discussed with the City:

City of Toronto Green Roof Bylaw
Tensile roof structure is not capable of supporting a green roof (30% coverage required based on building type/size) but the by-law does not allow for exemptions. Therefore, payment in lieu may be required to satisfy the By-law. (As of November 3, 2025, the Green Roof By-law is no longer mandatory.)

Toronto Green Standard V4m Tier 1, Non-Residential TEUI and TEDI targets
GHG 1.2 Building Energy Performance TEUI (125 kWh/m2/yr) and TEDI (35 kWh/m2/yr) can likely not be met using this system.

Input from City of Toronto Environment and Energy Division recommended to establish how building would be classified and alternative compliance pathways.

Further review by the design team in selection of building envelope and mechanical systems in conjunction with the University of Toronto F&S design standards compliance will be required to determine the applicability and approach to this by-law. Per Bill 185 conditions, the TGS by-law is no longer applicable. Please refer to Sustainable Design and Municipal Zoning sections of this report.

Ontario Building Code (OBC) SB-10
Thermal envelope performance of the tensile envelope will not meet OBC SB-10
OBC grants some SB-10 exceptions including tents and air-supported structure (see OBC 1.2.1.1 to the right). A tent is typically interpreted by Authorities Having Jurisdiction as a temporary structure.

OBC 6.2.1.1A Design Indoor Air Temperature / ASHRAE Guidelines
he tensile structure seeks a lower heating setpoint of 12C degrees instead of 18C as required by the Building Code due to the field's active use. It would not likely be realistic to achieve 18C with the tensile envelope and the size of the field space.

UTSC stated that the project is looking at alternative ways of approaching water conservation, reduced energy consumption, and reduced carbon footprint to make a facility that will extend the usefulness of the field amenity for more months of the year to the benefit of the wider community.

City of Toronto stated:

- *Energy requirements for OBC and TGS are tied to the OBC building type definition*
- *There may be alternative compliance pathways to consider.*
- *They are interested in working collaboratively with the UTSC team to accommodate mindful solutions.*

The Design of the UTSC Field House as a tensile / hybrid roof structure is to allow for the need for an alternative solution as part of the building permit application process.

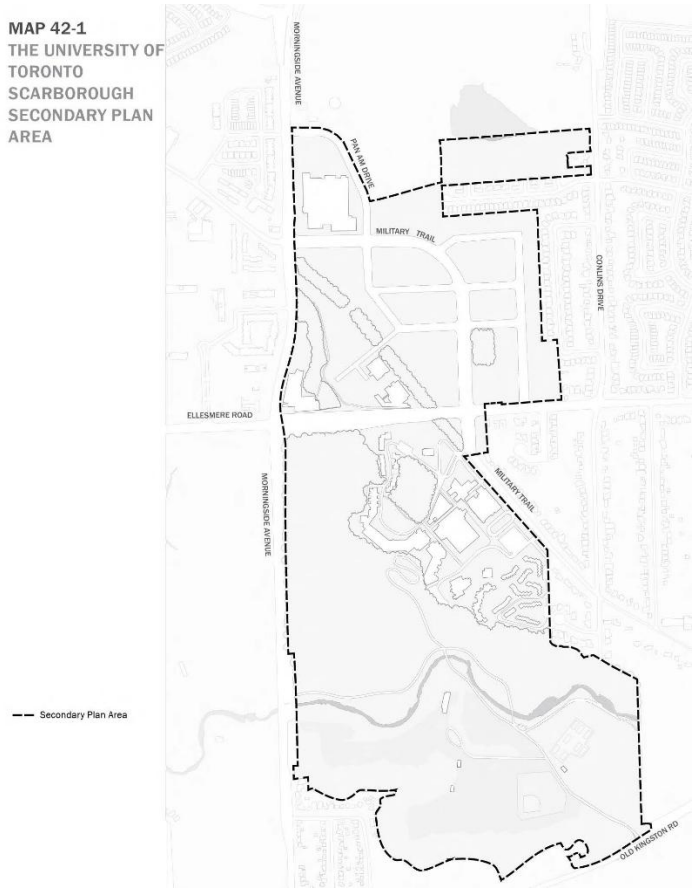
Fire Protection design of the UTSC Field House is to include:

> *A single stage full addressable fire alarm system will be provided. The design of the new fire alarm system of field house will be based on Design Standards Fire Alarm Systems provided by UTSC and CAN ULC S-524.*
>
> *Photoelectric type smoke detectors will be used for smoke detection, location of the devices will be based on Ontario Building Code.*
>
> *High temperature, "fixed" type heat detectors will be used in high temperature areas such as boiler rooms, laundry rooms, rooms equipped with autoclaves, otherwise the rate of rise type heat detector will be used.*
>
> *All fire alarm initiating devices including spot detectors, pull stations, and door hold open will be provided based on Ontario Building Code and UTSC Fire Alarm System Design Standards.*
>
> *Parallel wired horn/strobe will be used for signalling devices, location to be in accordance with Ontario Building Code.*
>
> *The fire alarm system will also connect to sprinkler systems, HVAC recirculating air handling units, emergency generator systems for alarm and supervisory.*
>
> *The new fire alarm system will be designed and installed as part of the University of Toronto 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.*

Please refer to the Fire Alarm and Mass Notification System in the PSOS for more information. Please note that the tensile fabric structure was selected by the project team and is the basis for the design development.

<u>Environmental Health and Safety</u>

The site is identified as University of Toronto Scarborough Campus and within "Area A" on the Urban Structure Plan Map 42-1 (Secondary Plan), which states on page 23 of the document that lands east of Morningside Avenue, north of Ellesmere Road and west of Conlins Road are within the area of potential influence of the landfill site.



Urban Structure Plan Map 42-1 from the UTSC Draft Secondary Plan

The proposed site is adjacent to an existing (non-active) landfill with a sub-grade barrier wall defining the northern edge of the site. The City of Toronto's right of way easement, along the northern site boundary for the proposed Field House, contains active devices monitoring the barrier wall and sub-grade condition of the landfill. As an area of potential influence of the landfill site, development shall only be permitted where studies of gas, leachate and hydrogeology have been carried out by a qualified engineer, and that these studies have determined that development can safely take place. Coordination with the City of Toronto and the Ministry of the Environment will be required of the consultants to determine all restrictions and requirements for the site. ESA Phase 1 and 2 reports and a Record of Site Condition are currently underway to be implemented into the project. The north campus of UTSC typically requires all new buildings to provide methane venting due to the existing sub-grade environmental conditions.

Further investigation of soil contamination is also underway. Remediation and mitigation measures are currently being developed for the proposed site to address all findings of the investigation for the MOE, the Ontario Building Code and all Municipal and UTSC standards. A provision for his has been included for in the cost estimate and project considerations to this point based on similar issues on neighbouring development sites in the area.

<u>Audio Visual Requirement</u>

Audio Visual is to be provided to UTSC Classroom Technology / Audio-Visual Specifications Guide 2.9. Refer to the appendix for a copy of this Guide and to the Room Data Sheets for further information on requirements.

Interior Finishes

Opportunities to integrate wayfinding and interior finishes are to be considered alongside the selection of materials as an expression of sport and play. Finishes are to be durable and easily maintained. Materials area to be chosen for both performance and atmosphere. Materials such as perforated plywood panels provide acoustic control and warmth, while robust and low maintenance tile accents can act as unifying elements, between the hallway and change facilities.

Refer to Room Data Sheets in the appendix for interior finish information.

Acoustics

Acoustic considerations are to include the selection of materials, spatial adjacencies and building system calibration to prioritize acoustic performance and atmosphere where appropriate. Spaces such as studios and offices are to be acoustically separated from adjacent spaces while public areas and field spaces can be more acoustically continuous. Consideration of echo reduction in larger public spaces is to be included in the design and materials selection.

Designated Substances

There are no existing buildings on the proposed site. Refer to Environmental Health and Safety section of this report for further information on existing site conditions regarding the adjacent landfill.

As the current use of the site includes a paved surface parking lot, typically causing soil contamination with chloride, sodium and other substances, further investigation and soils testing are currently underway. Mitigation and remediation measures will address any designated substances.

f) Site Considerations

Refer to PSOS documents for all building standards and specifications. The below is an indicative guide for planning purposes to be read in conjunction with the Design-Build RFP documents.

Site Context

The proposed UTSC Field House will be located within the University of Toronto Scarborough's North Campus at the North-East corner of the intersection of New Military Trail and Pan Am Drive.

The proposed Field House will add to the development of the North Campus which currently includes:

- Toronto Pan Am Sports Centre (directly West of the Field House Site)
- Instructional Centre
- Environmental Science and Chemistry Building

- Harmony Commons
- Sam Ibrahim Building

The UTSC North Campus also currently includes the following buildings in construction:

- Retail and Parking Commons (directly South of the Field House Site)
- Myron and Berna Garron Health Sciences Complex (SAMIH) (South-West of the Field House Site)

The lands east of the TPASC (Morningside Athletic Fields) previously consisted of two new regulation size soccer pitches and practice areas for use by students and the community along with a volleyball area. A portion of the site has been used for a temporary surface parking lot to permit the construction of the SAMIH building. This lot will be in operation until the Parking Commons is completed. Refer to Zoning section below.

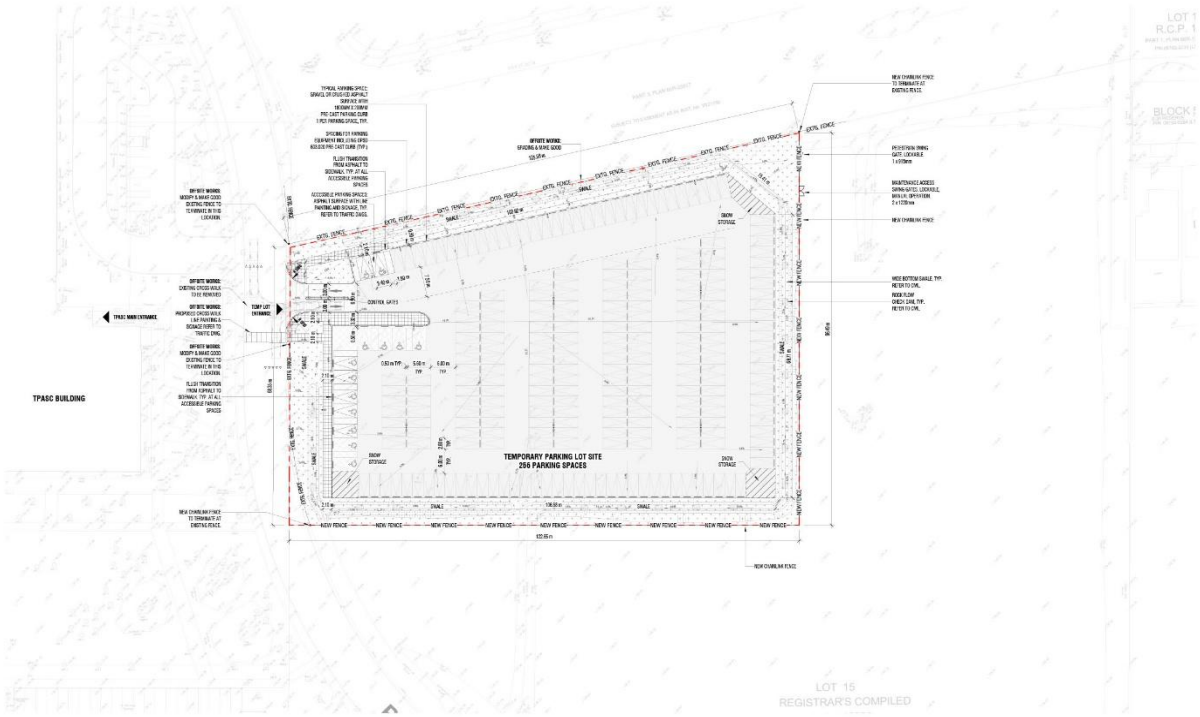
To the east of the site is an existing non-UofT residential area consisting primarily of single-family homes. To the north of the proposed site is an existing City of Toronto Easement, sub-surface barrier wall with monitoring wells and a former municipal landfill area. To the North-East of the site is the UTSC Campus Farm. Pedestrian and vehicular connections to the Campus Farm integrated with the Field House site will be required.

The site is identified as University of Toronto Scarborough Campus and within "Area A" on the Urban Structure Plan Map 2-1 (Secondary Plan), which states that lands east of Morningside Avenue, north of Ellesmere Road and west of Conlins Road are within the area of potential influence of the landfill site. Refer to Environmental Health and Safety section of this report.

The north portion of the site is impacted by a City of Toronto easement relating the underground barrier wall, venting and monitoring system for the landfill.

To the west the proposed site fronts onto the realigned Pan Am Drive across from the Toronto Pan-Am Sports Centre (TPASC).

To the South, the proposed site partially fronts onto the interim New Military Trail across from the new UTSC Retail and Parking Commons. With the advent of the Eglinton East Light Rail Transit, New Military Trial will be completed as a new municipal road for the full extent of the proposed Field House site. All designs are to address both the interim and the future condition of the New Military Trial.



Existing Temporary Surface Parking Lot on the Proposed Site of the UTSC Field House.

Boundary Survey, Easements, Title Search & Existing Agreements

A topographical survey has been prepared by XXX.

Master Plan and Campus Planning Principles

University of Toronto Scarborough Campus Master Plan

In 2011, the University of Toronto Scarborough Campus Master Plan was completed as encouraged by Official Plan Policy 4.8.5. The Campus Plan acknowledges that the needs of the University have grown and evolved and now include buildings to accommodate current and future growth. The Campus Master Plan states that the University of Toronto Scarborough, and specifically the North Campus, has significant capacity for growth. The North Campus is planned to be a symbolic gateway for the UTSC, with landmark buildings that mark the University's regional significance. The proposed UTSC Field House is to conform to the 2011 UTSC Campus Master Plan.

Draft University of Toronto Scarborough Secondary Plan

The draft University of Toronto Scarborough Secondary Plan ("UTSC Secondary Plan") sets out the vision for the University and provides policy direction to guide development and redevelopment within the campus. The original draft of the UTSC Secondary Plan was completed by the University and submitted to the City through a privately initiated Official Plan Amendment application that was

submitted in August 2016 and resubmitted as revised Official Plan Amendments in June 2018 and November 2019. The draft proposed Secondary Plan is still under review by the City.

The proposed UTSC Field House is to conform to the draft UTSC Secondary Plan.

Proposed UTSC Urban Design Guidelines

The proposed UTSC Urban Design Guidelines are intended to implement the Proposed UTSC Secondary Plan and provide direction to support the evolution and growth of the campus and ensure the creation of a high-quality campus setting. The guidelines are designed to provide a clear and certain framework for growth, versatility and adaptability to effectively respond to the ever-changing needs and trends of the University.

University of Toronto Scarborough Landscape and Public Realm Master Plan (2022)

Initiated in July 2020, the UTSC Landscape and Public Realm Master Plan is the first specific Landscape and Public Realm Master Plan for University of Toronto Scarborough. The master plan considers the existing and future campus, including the campus relationship to the Highland Creek ravine system. The Landscape and Public Realm master plan builds upon the values established in the UTSC 2020-2025 Strategic Plan, and the principles, objectives and frameworks defined in the 2011 Campus Master Plan, draft Secondary Plan (2019) and draft Urban Design Guidelines (2020). The Landscape and Public Realm master plan establishes the direction for future development of the landscape and public realm features of the University, including streets, parks, open spaces, natural areas, and building related landscapes.

Campus Farm Master Plan (2024)

The Campus Farm is a core facility for research, teaching, and community partnerships that are centered around food and farm related activities on campus, and a core facility for the University. The site can provide an inclusive space for everyone, and support land-based learning within the University and extending to the broader Scarborough community. The intent of the plan is to provide a vision for the UTSC Campus Farm and outline a pathway to implementing that vision over time. Responding to the existing landscape, the Master Plan proposes an organization of space (the site plan) and specific strategies and directions to achieve the overall vision. Through this approach, the Campus Farm can continue to evolve and support current and future needs, and flourish as a unique place within the UTSC campus. Through land-based programming, the Campus Farm provides opportunities for experiential learning, research, and relationship development within UTSC, and connected to the broader Scarborough community. The site is a space that prioritizes the land and the histories embedded within it, recognizing the need for reconciliation and healing as an important part of its function and use.

Refer to the following link for the following documents:

- UTSC Campus Master Plan (2011)
- University of Toronto Scarborough Secondary Plan (2019)
- University of Toronto Scarborough Urban Design Guidelines (2020)
- University of Toronto Scarborough Landscape and Public Realm Master Plan (2022)
- Campus Farm Master Plan (2024)

https://www.utsc.utoronto.ca/bosa/campus-growth-utsc-master-plan

Planning Policies and Zoning Regulations

Provincial Policy Statement

On February 28, 2020, the Ministry of Municipal Affairs and Housing released the Provincial Policy Statement (2020), which came into effect on May 1, 2020 (PPS). The PPS provides policy direction on matters of Provincial interest related to land use planning and development. The proposed UTSC Field House development and, specifically, the required Official Plan Amendment and Zoning By-law Amendment are to be consistent with the PPS and, in particular, the policies relating to the efficient use of land and infrastructure.

Growth Plan for the Greater Golden Horseshoe

As of May 16, 2019, the Growth Plan for the Greater Golden Horseshoe, 2017 was replaced by A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2019 (the Growth Plan"). All decisions made on or after May 16, 2019, in respect of the exercise of any authority that affects a planning matter must conform with the 2019 Growth Plan, subject to any legislative or regulatory provisions providing otherwise. Subsequently, on August 28, 2020, the 2019 Growth Plan was amended by Growth Plan Amendment No. 1.

Like the PPS, the Growth Plan supports mixed-use intensification within built-up urban areas, particularly in proximity to transit. The plan provides high-level direction on accommodating forecasted growth in complete communities that are designed to provide access to an appropriate mix of jobs, services, public service facilities, and a variety of housing to accommodate a range of incomes and household sizes. Further, the Growth Plan states that "Complete communities support quality of life and human health by encouraging the use of active transportation and providing high quality public open space, adequate parkland, opportunities for recreation, and access to local and healthy food".

The proposed UTSC Field House development will be required to conform with Growth Plan policies, in particular, the policies promoting growth and intensification within an area planned to be serviced by the future EELRT. The proposal will help achieve the development of complete communities within a built-up area that is planned for institutional growth.

2041 Regional Transportation Plan

The implementation of the Growth Plan is supported by the Metrolinx 2041 Regional Transportation Plan ("RTP") which identifies rapid transit projects to support the regional transit network in the Greater Golden Horseshoe. The 2041 Regional Transportation Plan (RTP) for the Greater Toronto and Hamilton Area was adopted by Metrolinx on March 8, 2018. The RTP provides the Greater Golden Horseshoe's s first long-range transportation plan.

The RTP identifies the Eglinton East LRT project as one of the next rapid transit projects planned to complement the existing network. The proposed EELRT extends from Kennedy Station to Morningside Avenue and the realigned Military Trail to Malvern Town Centre. The RTP identifies that the EELRT project as an "in development rapid transit project" (Project in Development #42). The Durham-Scarborough BRT project is also identified within the RTP as an "in development" project. The Durham-

Scarborough BRT route is proposed to provide connections through the eastern GTA from Downtown Oshawa through to Scarborough Town Centre.

City of Toronto Official Plan (2006)

The Official Plan for the amalgamated City of Toronto (the "Official Plan") was adopted on November 26, 2002 and was approved by the Ontario Municipal Board on July 6, 2006.

The Official Plan is updated and amended regularly, and numerous amendments have been approved and are now in effect, with the most recent consolidation in effect as of April 2021. As directed by the Planning Act, all new development must conform with the Official Plan.

The Official Plan for the City of Toronto sets out a vision encouraging contextually appropriate growth and intensification which is supported by transit, good architecture, high quality urban design and a vibrant public realm. It recognizes that most new development will be on infill and redevelopment sites. The areas of the city that are identified for growth that need more detailed guidance than the Official Plan can provide also have Secondary Plans, area studies and urban design parameters that apply. The Subject Site is located within the Highland Creek Secondary Plan area and a draft Secondary Plan for the UTSC campus has also been developed and is under review by the City.

Highland Creek Secondary Plan

The Subject Site is located within the Highland Creek Secondary Plan area ("the Secondary Plan"). The Secondary Plan provides site-specific planning and policy direction for the Highland Creek area of the Toronto, which is bound by Highway 401 to the north, just east of Meadowvale Road to the east, Highland Creek to the south, and Morningside Avenue to the west.

The Secondary Plan focuses on the preservation of character within the area and compatibility of infill and redevelopment with the existing residential character. The Secondary Plan focuses on neighbourhood development and does not provide guidance related to the UTSC growth.

The Subject Site is partially located within the area identified as 'Site and Areas Specific Policies [10]' on the Urban Structure Plan Map 2-1. Site and Areas Specific Policy 10 applies to the northeast corner of Morningside Avenue and Military Trial. Section 2.10 of the Secondary Plan states that within this area, development will proceed generally in accordance with design guidelines entitled "The Pan American/ParaPan Aquatics Centre, Field House and Canadian Sport Institute Ontario Design guidelines" dated April 2011 adopted by City Council on June 14 and 15, 2011 in its consideration of Item SC7.18. While the proposed development is to conform with the policies of the Highland Creek Secondary Plan, an Official Plan Amendment is required to remove part of the Subject Site from the SASP that identified it as part of the TPASC development.

Pan American/ParaPan Aquatics Centre, Field House and Canadian Sport Institute Ontario Design Guidelines

The Pan American/ParaPan Aquatics Centre, Field House and Canadian Sport Institute Ontario Design Guidelines (PADG) includes 17 principles to ensure that development will address the City's concerns and objectives. The PADG were implemented to recognize the importance of the building as a public face

to the City and the prominence of the Pan Am Aquatic Sports Centre as a legacy facility for the City and the UTSC campus.

These 17 principles related to the design of the Centre as a high-quality well-designed building that would serve as a landmark for the City and UTSC, a gateway to the University, and model for sustainability and green development to reduce environmental impacts.

While the PADG are not directly applicable to the Subject Site, the proposed Field House development will need to generally conform to and achieve the principles and objectives that they describe. The proposed Field House building is to include high quality design elements that reflect the future and vision of the UTSC campus.

Bill 185

On June 6, 2024, Bill 185, Cutting Red Tape to Build More Homes Act, 2024 received royal assent. Among other items, Bill 185 includes a proposal to exempt undertakings of publicly-assisted universities for the objects of the university from the Planning Act and planning provisions of the City of Toronto Act, 2006. Below is a legal summary of Bill 185.

Bill 185 Legal summary – UofT exemptions under Bill 185

'…to exempt "undertakings" of certain classes of post-secondary institutions that are "for the objects of the institution" from the requirements of the Planning Act and the site plan control provisions of the City of Toronto Act. Bill 185 does not define a "undertaking" of a post-secondary institution, which is subject to limitations to be prescribed through regulation.'

The Planning Act is the legal foundation for key planning processes and sets out processes and tools for planning and controlling development or redevelopment.

In effect, under Bill 185 UofT not required to seek, for instance:

• Official Plan Amendment applications Zoning By-Law Amendment applications
• Minor variances
• Subdivisions
• Planning Act Consent
• Site Plan Control applications
• Limiting Distance agreements (except per OBC)

Additional key changes, relevant to UofT:
•Elimination of Third-Party Appeal Rights
• Elimination of Mandatory Pre-Application Consultations and Fee Refund Regime

Bill 185 does not provide exemptions to other laws or by-laws that regulate construction and development, which will continue to apply. The City of Toronto (or other approval authorities) will continue to have approval authority and control over these matters. For example, University of Toronto projects that are exempted from the Planning Act and site plan approval requirements of the City of Toronto Act, must still comply with:

• All Acts and Regulations that are “Applicable Law” under the Building Code Act for which approval must be obtained before a building permit can be issued. “Applicable Law” includes, but is not limited to:
• The Ontario Building Code;
• The Ontario Heritage Act (City consent continues to be required to alter or demolish a • designated heritage building);
• The Public Transportation and Highway Improvement Act (where construction is adjacent to a highway, a Building and Land Use permit is required from the Ministry of Transportation);
• The Conservation Authorities Act (where construction is in a fill regulated area or flood plain or may interfere with a watercourse); and
• The Environmental Protection Act (where industrial or commercial property is changed to residential use or other environmental issues impact the proposed development).

The requirements of applicable by-laws and requirements. In the City of Toronto, this can include, but is not limited to:

• Sewers By-law (prescribes requirements for water and/or sewer service connections to the municipal system); *Municipal servicing required to conform to Official Plan
• Trees By-law (prescribes requirements for the removal and destruction of existing trees);
• Streets and Sidewalks By-law (prescribes requirements for Encroachment Agreements for encroachments onto City of Toronto property);
• By-laws respecting building construction and demolition requirements;
• Green Roof By-law;
• Rental Replacement By-law;
• The Toronto Green Standard;
• Fire Underwriters Survey;
• Right of Way/Street Occupation Permit requirements respecting construction staging;
• Any other requirements for connecting to municipal infrastructure.

Zoning

The former City of Scarborough’s Highland Creek Community Zoning By-law 10827, By-law 781-2011 (the Zoning By-law) is the in-force zoning by-law for the Site. The new City-wide Zoning By-law No. 569-2013, as amended, does not apply to the Subject Site. Zoning By-law 10827 regulates development and provides a number of performance standards for development. In this By-law, the Subject Site is zoned as Institutional Uses with a site-specific exception that applies to the Subject Site but only includes performance standards to permit the Toronto Pan-Am Sports Centre to the west as discussed below. This zoning would permit the Field House use. The Field House site also falls within the University of Toronto Scarborough Secondary Plan, currently in draft form with the most recent version dated November 2019. In the Secondary Plan the site is zoned as Institutional and would permit a Field House use. With the royal ascent of Bill 185, the proposed Field House development of the UTSC owned parcel of land will not require official plan amendments, rezoning or site plan approval.

The west edge of the proposed site is within a current Toronto Pan-Am Sports Centre (TPASC) zoning area which is composed of two parcels of joint City/UTSC owned land. Zoning and urban design guidelines within the TPASC zoning are related to TPASC itself. The current designated use of the TPASC zoning is Recreational Facility, Daycare and Retail amenity uses. The specific use under TPASC zoning Exception 51 for the proposed UTSC Field House site is ‘recreational uses and parks, as well as

several ancillary uses, including retail stores, restaurants, business and professional offices, parking lots and education and training facility uses'

It is strongly recommended that the project boundary for the UTSC Field House exclude any part of the TPASC parcel. Vehicular connections, landscaping, streetscaping and signage may be permitted across and on the TPASC parcel between Pan Am Drive and the Field House project boundary. Further review and coordination with the City of Toronto is recommended.

Official Plan Amendment and Rezoning will not be required for the UTSC Field House development. A voluntary Site Plan Approval will be required.

Typical for the north campus zoning is the requirement to remove a "hold" or 'H' from the zoning within the Highland Creek Zoning Bylaw. For the TPASC zoning, the H was 'lifted' during the development of TPASC. Further lifting of the 'H' for the UTSC Field House is not expected to be required.

The site is currently used for a less sensitive use from an MOE perspective. A Record of Site Condition and associated Environmental Site Assessment (ESA) Phase 1 and Phase 2 Reports are being planned for to address this.

TPASC Zoning

By-law No. 781-2011 is a site-specific amendment to Bylaw10827 that permitted the development of the TPASC building. By-law No. 781-2011 applies to City owned lands, two parcels of joint City/UTSC owned lands and UTSC owned lands. By-law No. 781-2011 applies to the Subject Site.

By-law No. 781-2011 includes performance standards such as maximum gross floor area, height, setbacks and vehicle and bicycle parking; however, these performance standards apply only to the TPASC building.

By-law 781-2011 divides the applicable lands into two Exception areas, Exception 51 and Exception 52. Exception 51 is the north segment that includes the TPASC building. Exception 51 applies to the Subject Site.

Exception 51 permits recreational uses and parks, as well as several ancillary uses, including retail stores, restaurants, business and professional offices, parking lots and education and training facility uses.

Exception 52 permits only parking lots.

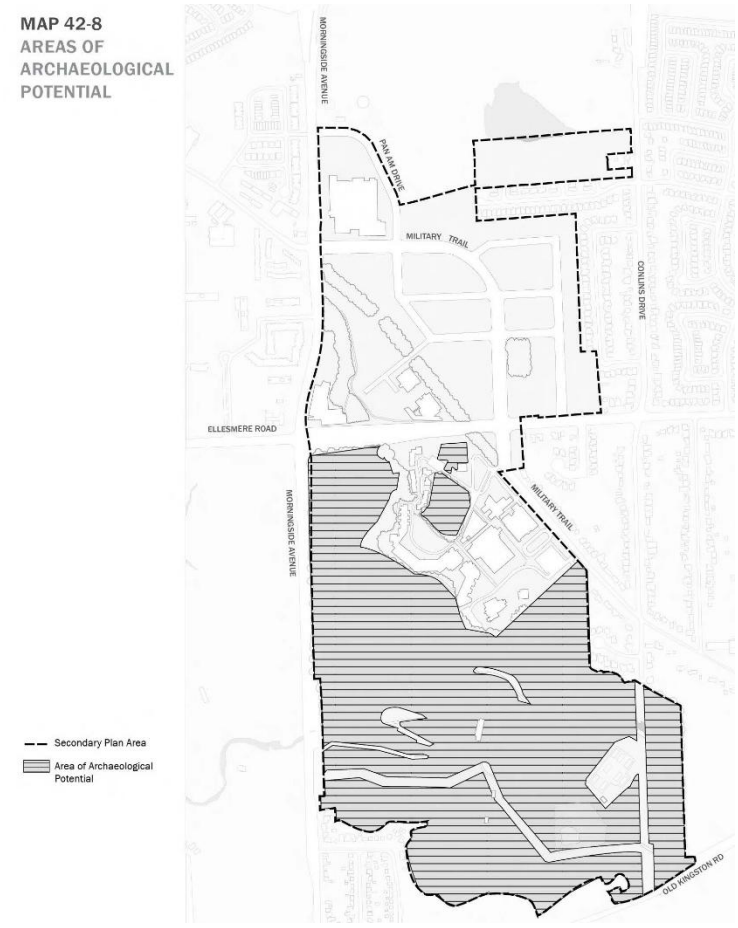
Because there is no building area and associated performance standards applicable to the Subject Site in By-law 781-2011, the requested zoning by-law amendment proposes to replace the contents of the existing site specific Exception 51 with new zoning provisions and performance standards. The proposed zoning provisions and performance standards will reflect the direction set out in the UTSC 2011 Campus Master Plan, draft UTSC Secondary Plan and allow for a building design that reflects the proposed UTSC Urban Design Guidelines.

The existing zoning stipulations for the western edge of the Field House site include the following guidelines, applicable to TPASC:

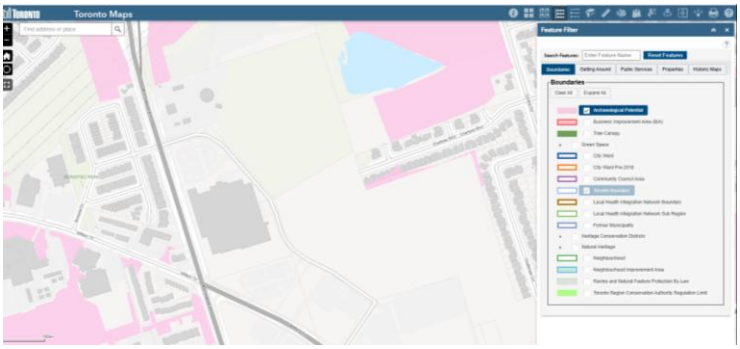
In order to remove the temporary TPASC East surface parking lot, a Record of Site Condition (ROC) will be required. The ROC will require an Environmental Assessment Phase 1 and an Environmental Assessment Phase 2 to be completed.

Archaeological Status

The proposed UTSC Field House development site and surrounding area is considered free of archaeological concern pursuant to Map 42-8 from the UTSC Draft Secondary Plan and from the City of Toronto Archaeological Potential Map. (see Figure below) A Stage 1 Archaeological Resource Assessment is not likely to be required. Notwithstanding this finding, appropriate authorities must be notified should deeply buried archaeological or human remains be encountered during any construction activities.



Map 42-8 from the UTSC Draft Secondary Plan



City of Toronto Map of Archaeological Potential for the proposed site

Municipal Approvals

A voluntary Site Plan Approval process will be required for the Field House development to be initiated with a Zoning Applicable Law Certificate (ZAP) process. Municipal Building Permits will also be required. Rezoning and minor variance approvals will not be required for the UTSC owned lands subject to Bill 185.

On June 6, 2024, Bill 185: Cutting Red Tape to Build More Homes Act removed the authority to require, by by-law, mandatory Pre-Application Consultation (PAC) prior to the submission of a planning application. A voluntary PAC process may be requested to review advance project requirements prior to issue for formal approval as a complete submission.

The Pre-Application Consultation process gives development applicants and the City the opportunity to take part in preliminary discussion about a development proposal prior to application submission. Effective consultation at the outset of the development review process supports good city-building outcomes in several ways, including:

- Supporting collaborative and productive working relationships between the applicant and City staff
- Improving application quality
- Reducing overall time to decision on an application

The Pre-Application Consultation process is required prior to submission of the following application types:

- Official Plan Amendment
- Zoning By-law Amendment
- Draft Plan of Subdivision
- Site Plan Control

In this process, the applicant meets with City staff in a Pre-Application Consultation meeting to identify and discuss requirements for application submission and to discuss potential site-specific issues and opportunities related to the applicant's proposal. At the end of the process, the City will provide the applicant with a Planning Application Checklist Package: a checklist of planning materials required for application submission (e.g., required plans, studies, reports) and advisory comments related to the City's

policy framework. The applicant can use the Planning Application Checklist Package to develop their application.

As the UTSC Field House project would previously have required site plan approval, the voluntary PAC/ZAP and voluntary Site Plan Approval process is recommended for the Field House project to reduce schedule risks associated with submissions for approvals being deemed incomplete.

Environmental Issues, Regional Conservation (TRCA), Ministry of the Environment

Approval to Discharge Pollutants: Air, Noise, and Water – Emission Reporting and Compliance Obligations. This is governed by the Ministry of the Environment, Conservation and Parks (MECP).

- The University is considered less complex and must comply with Environmental Activity & Sector Registry (EASR)
- EASR is governed by the Environmental Protection Act RSO 1990 c.e 19 and Ontario Regulation 245/11
- EASR Air Emissions (ESDM) is modelled by EHS at the University and verified by an external licensed engineer. A project with air emissions (ex. Chemicals emitted via fume hoods) will require modelling to determine its impact to the campus and surrounding area and may require mitigation measures. UTSC Facilities and Services is to provide a current map highlighting areas of concern.
- EASR Noise Emissions (AAR) is currently measured and modelled by an external consulting firm and verified by an external licensed engineer. The boundaries outlined above for Air Emissions also applies to Noise Emissions. If a project intends to add noise (Ex. via mechanical units for example) then the ability to add noise may require the elimination or abatement of existing noise. After project completion verification and monitoring is required for EASR registration.
- EASR Watering Takings. Construction site dewatering and private water discharge to conform with requirements concerning volume limits and contamination levels etc. Also, as of January 1, 2022 foundation drainage from the interception and/or extraction of groundwater from confined aquifers will not be permitted to any of the City's sewer systems. This will have design and cost implications for projects moving forward.

The Director, Facilities Management and Capital Projects at UTSC to be consulted on any project that has potential emissions.

MECP Applications

Natural Heritage

Located on the Highland Creek Ravine, the ravine is part of a much larger natural heritage system that extends through to Lake Ontario. While the ravine is the most prominent part of the University's natural heritage resources, the campus contains a wide variety of other natural heritage features that collectively contribute to the health of the Highland Creek Watershed.

The University will implement a comprehensive program of natural heritage protection, restoration and enhancement. Given the proximity and ubiquity of natural heritage features on campus, it is anticipated that some development may have an impact on some natural heritage resources; however, any adverse

impacts will be minimized, and where feasible, natural features and ecological functions will be restored or enhanced. Specific stewardship objectives will include:

- Protecting natural heritage features and functions within the Secondary Plan Area;
- Extending the Highland Creek valley lands onto the tablelands;
- Establishing a natural connection between valley land and tableland features;
- Actively managing invasive species; and,
- Increasing the ecological value of the natural heritage features.

These objectives may be met through active restoration and tree planting, forest edge management, invasive species management, and stewardship initiatives which involve the University population and wider community in activities such as litter clean-ups and wildlife habitat construction.

Contaminated Sites

The North Campus and City-owned lands to the immediate north have a historic legacy of aggregate removal and subsequent infilling. Remnants of these activities remain, most notably in the prominent hill northeast of TPASC. Based upon available information, the Closed Morningside Landfill is bounded by soil gas mitigation measures installed generally to the west, south and east. Testing demonstrates that the mitigation measures are operating as designed and acting as a barrier to the migration of methane.

Remediation efforts have been undertaken, including large-scale soil and fill removal. Soil gas, soil quality and groundwater quality in some areas of the North Campus lands may require further analysis and potential remediation to address contamination and implement the University's objectives for sustainability and environmental stewardship.

In order to acquire building permits for the project, a number of studies are currently underway to be completed including the submission of several consulting reports (site servicing, transportation, environmental, stormwater management, etc). This process will require Phase 1 and Phase 2 Environmental Site Assessment (ESA) Reports and a Record of Site Condition (RSC).

The site does not have any "top of bank" issues with the TRCA and is well beyond the boundaries of the TRCA designated Environmentally Significant Area. Stormwater management and runoff will be reviewed as part of the Site Plan Application.

Investigations will need to take into consideration testing reports which have indicated small amounts of methane detected North of the site. Methane venting and management may be required, involving an impermeable membrane around the basement and foundational building elements and a passive venting system. In addition, there are likely sodium impacts in the soil on the site that will be required to be excavated, removed from the site and backfilled. The typical depth of excavation and removal required at the UTSC North Campus has been up to 5m in depth at other development sites. Further testing and investigation will be required. Investigations into encapsulation vs. excavation are to be reviewed in conjunction with project structural requirements, soils conditions reports and budgetary criteria.

Landscape and Open Space Requirements

The landscape design for the proposed UTSC Field House is conceived with the goal of integrating the Field House into the urban fabric of the campus. The landscape is to be structured to transition from urban

at the intersection of Pan Am Drive and future Military Trail to a more natural character progressing eastward from the intersection. The urban plaza that is proposed at the intersection is to be complementary to the design of the public realm of the TPASC and provide a strong visual presence at the intersection. Along the south side of the Field House, the landscape is to afford the opportunity for visual connectivity between the sports field and New Military Trail, inviting passers-by to observe and interact with the recreational activities within the Field House. The landscape may incorporate a recreational trail and fitness stations to allow the activities that occur within the Field House to spill out into the landscape providing opportunities for recreation and socialization. The landscape is to be designed to be functional, providing shade and contributing to the efficiency of the building, addressing storm water management and enhancing the natural environment of the campus.

The following landscape elements are to be considered within the design of the UTSC Field House site:

A naturalized landscape in keeping with the vision and principles of the UTSC Landscape + Public Realm Master Plan will include integrated approaches to Storm Water Management, Sustainability and Accessibility, Landscape Amenities and Spaces, Materials and Planting.

The Storm Water Management Strategy is to include the use of rainwater collection, bio-filtration swales, porous pavement, raingardens and the employment of rainwater recycling for irrigation.

Elements within the landscape are envisioned to include:

- Fitness Track and Stations
- Fitness Pavilion
- Spectator Seating
- Boardwalk and Bridge
- Landscape Lighting
- Microclimate Moderation
- Exterior Surface Playing Fields (east side of site)
- Vehicular and Pedestrian Access

The landscape design is to include consideration of the public realm, including Pan-Am Drive and New Military Trial streetscapes, a dynamic and accessible entry plaza at the South-West corner of the site, pedestrian connections throughout the site and to adjacent buildings and landscapes, and service access.

Site Grading

The Site has a gradual slope, with the peak located closer to Pan Am Drive and the lower portions closer to the residential neighbourhood to the east. An existing 525 mm storm sewer is located along Pan Am Drive adjacent to the proposed UTSC Field House development. From the provided topographic survey, the flows are split between east and west from the center of the field.

The proposed UTSC Field House site will be graded to direct minor storm flows away from the proposed buildings to the catchment areas. The proposed grades will be designed to contain 100-year flows within the site in accordance with the City of Toronto guidelines. An emergency overland flow route will be provided to protect the proposed buildings from flooding during a major storm event.

Site Access

As a UTSC campus facility with potential for external community use, site access will be multifaceted. The current condition includes the realigned Pan-Am Drive and near-term implementation of New Military Trail constructed as part of the UTSC Retail and Parking Commons. The future condition will include the extended municipal New Military Trial and potential future Eglington West Light Rail Transit. (LRT). The design of the UTSC Field House is to anticipate the future build-out of the road system while accommodating the existing campus and site condition.

Primary vehicular access will be provided via a drop-off lay-by with short term (drop-off) parking spaces The vehicle access will be from Pan-Am Drive and be located along the west elevation of the Field House with direct access to the main entrance. The temporary parking spaces within the drop-off area are to include for accessible parking and Whell Trans. All access to the building is to be accessible and compliant with the UofT FADS, UTSC Access*Ability* standards and the AODA. Additional space within the drop off area is to be reviewed for the potential for short-term bus loading and unloading.

Secondary vehicular access will be accommodated in the adjacent parking facilities, including:

- TPASC North Lot
- TPASC East Lot / Drop-off
- UTSC Retail and Parking Commons
- North Campus Surface Lots

The majority of users accessing the UTSC Field House by personal vehicle will be encouraged to use the UTSC Retail and Parking Commons. Pedestrian access to the Field House from the parking facilities is to be accessible and safe with clear wayfinding and adequate lighting.

The future Eglington LRT is proposed to run along New Military Trail across the southern boundary of the UTSC Field House. An LRT stop is proposed to be located to the immediate south of the TPASC facility. Access from this LRT stop to the Field house, through TPASC Plaza and across Pan-Am Drive is to be considered in the design of the Field House. Additional LRT Stops to the east and south of the Field House are to be confirmed.

Passive access to the site, including pedestrian and bicycle modes of transportation are to be provided for and encouraged in the design of the UTSC Field House.

The landscaping and streetscaping of the UTSC Field House is to coordinate with the adjacent campus context to provide a continuous and coherent public realm, supporting movement of the campus community between buildings. Attention to passive wayfinding, micro-climates, areas of rest, wind protection, personal safety, and predictable desire lines is to inform the design of the Field House.

The City of Toronto proposed Meadoway trail system is expected to include the city's easement running along the northern boundary of the UTSC Field House site. Connections to the Meadoway trials are to be anticipated in the landscaping and access coordination of the Field House.

https://themeadoway.ca/Long term bicycle parking storage will be provided within the UTSC Field House. Additional long term bicycle storage can be found at the UTSC Retail and Parking Commons. Short term bicycle parking is to be located within the main entry plaza.

Service vehicles are currently planned to access the loading and waste facilities via a dedicated service road running from Pan-Am Drive along the North property line. Coordination between this access, temporary drop-off and accessible parking and connections to the Meadoway will be required to ensure for ease of operations and safety of all users of the facility and surrounding public realm.

A new vehicular connection between the future New Military Trail and the Campus farm is to be anticipated in the landscape design. This service road is to planned to run north-south along the eastern boundary of the Field House site.

A potential pedestrian connection to the UTSC Field House site to the easternly adjacent residential community is to be considered.

Site Servicing

The Field House site is occupied by a temporary parking lot. The existing temporary parking lot has no municipal sewer or water services. Stormwater is managed via the bioswales surrounding the parking lot.

The existing Water Distribution System near the site is a complex network of municipal watermains that provide domestic water supply and fire protection to the surrounding area. The existing watermains near the proposed development include a 300mm diameter watermain along Morningside Avenue and a 200mm watermain along Military Trail. There is currently no existing watermain located along Pan Am Drive.

The proposed UTSC Field House development will require domestic and fire water services. The City of Toronto requires the proposed development to demonstrate that it can be adequately serviced by the existing Water Distribution System while maintaining acceptable residual pressures. The available flow from the existing watermain will be verified by a Hydrant Flow Test per the City of Toronto Standards. The UTSC Master Servicing Report shows the Field House development is to be serviced by the watermain within the realigned Military Trail. If this watermain is not yet constructed, the nearest existing municipal watermain that can service the UTSC Field House is located on Morningside Avenue on the south side of the TPASC building. Extending watermain to the site will be required since the site is approximately 300m from this intersection. The external watermain may serve as an interim measure until Military Trail is realigned, or an alternative option is to install the future realigned Military Trail watermain as part of this project.

The existing sanitary sewers near the proposed development include 250mm to 300mm diameter sewers along Morningside Avenue and a 250mm sewer along Military Trail. There is currently no existing sanitary sewer located along Pan Am Drive. The proposed UTSC Field House will require a sanitary service connection to the existing sewers. The UTSC Master Servicing Plan indicates that this development is to connect to the future sanitary sewer within the realigned Military Trail. If this sewer is not yet constructed, the nearest existing sewer is located on Morningside Avenue on the south side of the TPASC building. Sanitary sewers will have to be extended to the development site. The inverts of the existing sewers on Morningside Avenue relative to the proposed development will need to be verified to ensure a gravity connection is feasible.

The City of Toronto requires the proposed development to demonstrate that the existing sewers have the capacity to service this site. The recent developments within the UTSC campus have highlighted concerns with the downstream capacity of the existing sanitary sewers on Morningside Avenue adjacent to the valley. It is anticipated that the City of Toronto will have concerns with adding additional flow from this development into a system that is overcapacity regardless of how insignificant the flow may be from this site.

There may be an opportunity to explore connecting to the existing municipal watermains and sanitary sewer on Chartway Boulevard east of the proposed site outside the UTSC campus. This appears to be a separate sanitary sewer system; however, the downstream capacity of this system is unknown and would need to be verified.

Shipping and Receiving, Loading and Waste Collection

A loading area for shipping and receiving and waste collection are proposed to be located on the north side of the UTSC Field House with a dedicated service lane within the setback from the North Property Line adjacent to the City of Toronto Easement. The service lane is to be accessed from Pan-Am Drive. Refer to Loading Section of this document for further information.

Mail and other general deliveries will be directed through the main entrance to the reception desk.

Grounds and Maintenance

The UTSC Field House will be located in the North Campus and included in the grounds and maintenance plan for this area of campus. Equipment and materials will be stored in the UTSC Retail and Parking Commons to the south of the proposed field house. Heat Tracing for snow and ice mitigation is suggested to be employed at the entrance plaza to the UTSC Field House.

Site Safety and Security

Site safety and security is to employ CPTED (Crime Prevention Through Environmental Design) principles, which include natural surveillance, natural access control, territorial reinforcement, and activity support/maintenance. Additional security measures are to be to UTSC requirements and include adequate exterior illumination and code blue stations located strategically throughout the site to provide adequate access from the field house entrance and exterior field areas. Inclusion of CCTV and monitoring is to be included at the direction of UTSC. The Design Build team is to consult with UTSC Campus Safety.

Refer to the *Personal Safety and Security* section in *Building Considerations* for interior considerations.

Site Electrical

Radial feed power distribution configuration is considered for the new proposed field house based on capital cost, constructability, operation and maintenance perspectives. A single high voltage incoming 3 phase power feeder from Toronto Hydro will feed the new field house.

Exterior pad-mounted transformers are not included in the current project planning but may be considered at the discretion of UTSC. Should exterior electrical equipment be necessary, the equipment shall be ideally located to the north of the proposed site, and not visible from the main entrance, New Military Trail streetscape or the eastern exterior field landscaping.

Landscape, streetscape and exterior and exterior building lighting are to be included and connected to the central lighting control within the Field House's main electrical room. Refer to UTSC Landscape & Public Realm Master Plan.

Refer to the *Electrical* section in *Building Considerations* for other internal electrical requirements.

Existing Donor Elements

There are no existing donor elements on the proposed UTSC Field House site.

Existing Trees

An Arborist report will be procured as part of the design build scope. The report will be included in the Design Build RFP materials. Trees to be removed should consider transplanting or reuse of wood materials found on project site as building materials, furnishing, or other uses at the University.

Public Art

The provision of public art in both the public and private realm will support and enhance the character of the Secondary Plan area and enhance place making opportunities. Public art can contribute to defining identity by celebrating the history, culture and creativity of the area and its people.

The proposed entry plaza at Pan-Am Drive and New Military Trial and areas within the proposed landscaping and storm water management system are potential areas to employ public art to:

- Demarcate entrances, provide visual linkages and assist with wayfinding.
- Provide opportunities for Indigenous Placemaking and Knowledge sharing
- Create connections to the larger UTSC Campus and Landscape, including connections to the Highland Creek Ravine ecosystem
- Potential for Advancement Initiatives
- Engagement with Faculty and Students, Student Artists and UTSC programs
- Engagement with the Scarborough and Eastern GTA arts community

The inclusion of public art is to involve consultation between the project implementation team and with the University Art Museum and / or Division of University Advancement to determine parameters that exist regarding the art piece.

Refer to the UTSC Landscape and Public Realm Master Plan – Public Art.

https://www.utsc.utoronto.ca/architecture/sites/utsc.utoronto.ca.architecture/files/docs/2022-06-10_UTSC_LPRMP-ACCESSIBLE%5B12%5D_1.pdf

Soil Conditions and Subsurface Utility Engineering (SUE)

Geotechnical, Hydro-geological, an Environmental Site Assessment testing are required by UTSC and are to be completed as early works prior to release of the Design Build RFP and are to be included in the RFP materials. Sub-Surface Utilities Engineering Report (SUE) will be completed during the design build scope.

Early Works / Site Preparation

In addition to the above noted testing and reporting (Soid Conditions and Subsurface Utility Engineering), Storm Water Management and Functional Servicing reporting, Site Surveying are required by UTSC and are to be completed as early works prior to release of the Design Build RFP and are to be included in the RFP materials.

Construction Logistics Considerations

The Construction Site will be accessible primarily via Pan-Am Drive. Further access may be possible at the eastern extent of the preliminary New Military Trail. Laydown and site access is recommended to be contained to the eastern end of the site where the future exterior playing fields are proposed.

Secure site hoarding will be required around the perimeter of the site for the duration of construction.

Contractor parking will be available for purchase within the existing UTSC campus parking inventory.

Construction power, water and IT will be coordinated with UTSC Facilities and Services.

Further coordination between the Design Builder and UTSC and DAR is required to coordinate ongoing UTSC operations and use of the site with project construction requirements.

g) Campus Infrastructure Considerations

Refer to PSOS documents for all building standards and specifications. The below is an indicative guide for planning purposes to be read in conjunction with the Design-Build RFP documents.

Utilities

Storm water will be entraining on site via bioswale, natural infiltration, storm trap or storm tech means, Domestic Water and Sanitary Water will be connected to meet site grading and elevations and capacity considerations and will be finalized through a Functional Servicing Report.

Standby Power will be required to keep the building safe and warm, emergency lighting, fire service, elevators and life safety, emergency lighting for egress. Large gathering areas may be considered areas of refuge during a sustained outage or emergency and should be considered for standby power as well.

Sewer and Storm Water Management (SWM)

Storm runoff will be managed through Low Impact Development (LID) features and an infiltration-based storm water system such as a "storm tech" for quantity control storage, water balance and water quality requirements. Landscaping features, such as a dry pond sized to accommodate the required 100-year flow volumes is to provide quantity control volume. Other LID water conservation and sustainable approaches such as bio-swales and porous landscaping features should be considered and where possible integrated into the landscape design.

A metering program on the sanitary infiltration to be completed to ensure that requirements of Toronto water are met.

Information Technology

Telecommunications rooms will be placed in the building so as to support the maximum UTP cable length of 90m. Wireless will be deployed though out with a focus on high-speed and high reliability to support both the staff and students. For more details, please refer to:

"UTSC_Cable_Systems_Specification_V3.4" or later, and
"UTSC_Wireless_Systems_Specification_V1.0" or later.

The Information Technology system is to include the following building system:

- Life safety and fire protection
- Emergency lighting requirements
- Elevators
- Information Technology and Record keeping for business continuity
- Emergency Stations / Universal Washroom Emergency Stations
- Audio-Visual Systems
- Access Control Systems

Vehicle Parking

Under the Highland Creek By-law, UTSC was previously required to provide parking spaces for all of existing buildings and for those currently under construction. This includes Centennial College, which sits on land leased from UTSC. Prior to May 5, 2015, the City of Toronto Parking By-Law, as it applied to the University of Toronto at Scarborough, required 2.15 parking spaces per 100 gross square metres of non-residential building area (0.75 residential).

In 2014, UTSC applied to the City of Toronto to reduce the number of required from the historical figure to a reduced number of 1.75 spaces per 100 square metres (0.2 residential). A statutory public meeting was held in December 2014 and City of Toronto Council approved the amendment on May 5th. The TPASC lands have specific parking requirements with the 2.15 spaces per 100 gross square meters of parking required. This TPASC parking is permitted to be split between 1.15 spaces per 100 gross square meters of on-site and 1 space pre 100 gross square meters of off-site parking locate north of Ellesmere.

In March of 2021 a minor variance to the Highland Creek UTSC parking by-law was approved reducing the overall campus minimum requirement from 2,666 spaces to 2,218 spaces for a period of 5 years. This variance is to allow for the campus parking inventory to meet the minimum requirements of the by-law while the current North Campus capital projects are in construction, including; Student Residence, IC-2, Indigenous House, Retail and Parking Common and SAMIH.

Currently, with the enactment of Bill 185 in June of 2024, the Parking By-law requirements no longer apply to development on campus. However, as UTSC is a commuter campus and in alignment with UofT's Statement on Bill 185 (refer to Municipal Approvals Section – Statement on Bill 185) the below analysis of parking requirements based on the By-law provides a guide for both UTSC and the City to consider the parking impact of the UTSC Field House on the Campus.

The Field House project, under the Highland Creek By-law would generate a need for an additional 126 spaces. Under Bill 185 this is not required municipally, however, operationally, there will be general parking available within the Retail and Parking Common (R&PC) and existing surface parking lots within the UTSC North Campus.

Accessible parking spaces and temporary drop-off parking is planned to be provided next to the main entrance of the UTSC Field House. Temporary drop-off parking is to be calibrated for use by Wheel-trans. Bus drop-off and parking are to be considered in the design to accommodate visiting teams and school busses.

TPASC Parking

Further to the overall UTSC campus parking by-law, due to the development of SAMIH on existing TAPSC South Parking lots, the TPASC parking by-law requirements were required under a Temporary Parking Agreement with the City of Toronto to be met through the provision of a temporary surface parking lot, partially on the proposed site of the Field House. The temporary lot consisting of a required minimum of 253 spaces to satisfy the on-site parking requirement. Once the UTSC Retail and Parking Commons is completed, the TAPSC on-site parking requirement will be met with dedicated parking spaces within the new parking structure. At this time, the temporary TPASC East Lot will be available for development for the Field House Project. Refer to the secondary effects and phasing sections of this report for further information.

Bicycle Parking

Bicycle parking spaces were required as part of the May 5, 2015 By-Law amendment. Since Bill 185 was enacted in June 2024, the University is no longer bound by the requirements of the By-Law. However, in keeping with the University's Climate Positive Campus initiative, the commuter nature of the UTSC campus and the athletic programming of the proposed Field House, both long-term and short-term bicycle parking is included in the planning and feasibility of the facility. The following is an analysis of By-law generated parking as a benchmarking for the proposed provided facilities.

Zoning [By-law: 559-2014] for bicycle parking interior floor area used for post-secondary school offices and classrooms:

Post Secondary (Bicycle Zone 2)
0.6 bike parking spaces for long term parking per 100 sq.m

3 + 1.8 bike parking spaces for short term parking per 100 sq.m

For the purpose of the by-law, the proposed Field House will have a total Gross Floor Area of 545 sm per the by-law definition of Gross Floor Area for Bicycle Parking Space Calculations (230.5.10.1(6)). For planning purposes, this total is based on the total nasm less the services spaces (loading, bicycle storage, showers, washrooms, stairs, elevators, etc.). As the By-law does not specify bicycle parking requriements for recreational or athletic facilities, the field and batting cages have also been removed from the total. The overall gross floor area is as follows:

Post-Secondary Office and Classroom: 344 gsm (interior floor area –nasm)

The above gross floor areas will generate the following bicycle parking space requirements:

Long Term Bicycle Parking: 545 / 100 = 3.44 x 0.6 = 2.06 spaces
Short Term Bicycle Parking: 545 / 100= 3.44 x 1.8 = 6.19 + 3 = 9.19 spaces

The proposed Field House is proposed to have 21 nasm of long-term parking space for 10 spaces as well as a small area for bicycle repair (storage system pending). The bicycle parking spaces are to are to be located in a secure bicycle parking room. Bicycle parking space dimensions are based on City of Toronto By-law 230.5.1.10 (4)(A) at 1.8m x 0.6m.

As the proposed number of long-term spaces is in excess of the By-Law based former requirements of 2 spaces, the total number of long-term bicycle parking spaces is to be reviewed in conjunction with adjacent facilities, including: TPASC and the Retail and Parking Commons. Bicycle use is primarily intended for facility staff but may serve the larger DAR operations team. Additionally, the 21 nasm allocated to bicycle storage within the proposed space program could include bicycle repair facilities, which would reduce the amount of space available for bicycle parking.

The Field House project will provide exterior short term parking spaces for a minimum of 10 bicycles. Bicycle parking space racks, both surface and vertically stacked are to conform to UTSC standards.

As the proposed Field House space program includes shower facilities, dedicated shower facilities for bicycle commuters will not be required.

<u>Loading Requirements</u>

The current By-law zoning (220.5.10) requires:

A minimum of 2 loading spaces shall be provided as follows:

(a) 1 Type “B” loading spaces, which each must have a: minimum length of 11.0m; minimum width of 3.5m; and minimum vertical clearances of 4.0m
(b) 1 Type “G” loading spaces, which each must have a: minimum length of 13.0m; minimum width of 4.0m; and minimum vertical clearance of 6.1m

The Field House project proposes one Class G loading facility be provided as it is able to accommodate both a Class G and a Class B sized vehicle. Further review with UTSC Facilities and Services and the DAR will be required during design development to ensure that the loading requirements are met in

calibration with the overall district servicing plan. The UTSC Retail and Parking Commons contains a central loading and service facility, which along with TPASC loading facilities, may have capacity to serve the Field House.

Refer to Loading paragraph of this report for further information.

h) Other Projects to Consider

The UTSC Retail and Parking Commons, associated landscaping, modifications to Parking Lot H, Pan-Am Drive realignment and partial New Military Trail (east of Pan-Am Drive) are currently in construction and anticipated to be completed by July 2026.

The temporary TPASC parking lot on the proposed Field House site is to remain until the Retail and Parking Commons is operational.

The Myron and Berna Garron Health Sciences Complex (SAMIH), associated landscaping and modifications to the TPASC South Parking Lot are expected to be completed in September 2026.

i) Staging Requirements

UTSC Department of Athletics and Recreation will provide communication and potential alternative locations for the existing soccer and beach volleyball facilities on the proposed Field House Site.

The existing temporary TPASC parking lot currently partially on the proposed Field House site will be decommissioned once the UTSC Retail and Parking Commons is operational in the fall of 2026.

j) Secondary Effects

Refer to PSOS documents for all building standards and specifications. The below is an indicative guide for planning purposes to be read in conjunction with the Design-Build RFP documents.

Construction access and temporary road closures will need to be coordinated with access via Pan Am Drive to the TPASC, SAMIH and Retail and Parking Commons. Impacts of noise and vibration is to be determined on occupants and activities in the surrounding buildings within the North Campus and the residential community to the east. Coordination with existing adjacent buildings for installation of and connection to site and building servicing to the Field House will be required to minimize facility shutdowns.

Site hoarding and access is to be calibrated to allow for continued pedestrian passage between the Retail and Parking Commons and the TPASC facility.

Further review of DAR space allocation will be required once the Field House program and staff allocation has been determined through the design process. Vacated spaces within the current DAR or Central UTSC inventories will be reassessed for re-allocation and use.

The scope and impact of building and site servicing connections is to be determined and coordinated with existing services, buildings, landscaping and roadways. Disruptions and remedials works are to be included in the scope of work and are to be minimised where possible.

k) Project Delivery and Phasing

Refer to PSOS documents for all building standards and specifications. The below is an indicative guide for planning purposes to be read in conjunction with the Design-Build RFP documents.

The UTSC Field House is proposed to be implemented via a design build methodology. The structural and enclosure systems reviewed in the feasibility study are generally pre-engineered vendor-based systems and the relative complexity of the project is low, This, coupled with the benefits of a guaranteed maximum price, make the Field House a good candidate for a design build delivery.

In order to supplement the Design Build Request for Proposals, the UTSC engaged external consultants to coordinate and prepare early site investigations reporting including:

- Geotechnical Report
- Hydro-geological Report
- Environmental Site Assessment (Phase 1 & Phase II)
- Site Survey

Consultants were engaged through a public procurement process to prepare the Design Build Project Statement of Requirements (PSOS) documentation and Sub-Consultant Reports, coordinate with / complete early site investigations and engage in preliminary discussions with the City of Toronto towards future municipal approval applications for the project.

The development of the North Campus and its infrastructure is occurring incrementally with the implementation of each capital project. With the construction of the Myron and Berna Garron Health Sciences Complex (SAMIH) and the UTSC Retail and Parking Commons projects, a realignment of Pan-Am Drive and partial construction of New Military Trail, will be completed. The UTSC Field House, associated landscaping and access will anticipate the widening and east and westward expansion of New Military Trail, associated municipal servicing, and the future Eglington Light Rail Transit.

l) Schedule

Refer to PSOS documents for all building standards and specifications. The below is an indicative guide for planning purposes to be read in conjunction with the Design-Build RFP documents.

The milestone schedule below is indicative of the project schedule included by Project Development and Controls in the establishment of the Total Project Cost. Further refinement and verification of the schedule will be provided to Governing Council and executive committees through the final Project Planning Report once the design build contract is finalized.

Milestone	Duration	Date
TOR Approval	1 Day	November 19, 2019
CaPS Exec Approval for Consultant Fees for Feasibility Study	1 Day	April 4, 2024
Feasibility Study	30 Months	May 30, 2023 – September 30, 2025
Site Investigations (Winter Sensitive)	1 Month	November 2025 -April 2026
CaPS Exec Committee (Early Site Investigations, PSOS Consultant Fees, DB RFP) Cycle 2A	1 Day	November 26, 2025
RFP for Consultant Fees for PSOS & Early Site Investigations	4 Months	October 23, 2025 – January 5, 2026
PSOS Implementation & Early Site Investigations	3.5 Months	January 6 – April 8, 2026
RFSQ for Design Build	3.5 Months	January 6 – April 8, 2026
RFP for Design Build	7 Months	February 10 – July 22, 2026
CaPS Executive Committee Cycle 5 (Not to Exceed TPC Approval)	1 Day	April 10, 2026
Governing Council Approval	1 Day	June 25, 2026
Design Build Contract Award	1 Day	July 22, 2026
100% Schematic Design, Review and Class C Costing Confirmation	3 Months	February 10 – August 27, 2026
DRC Review No. 1	1 Day	September 2026
Voluntary Site Plan Approval Application	6 Months	September 21, 2026 – April 7, 2027
100% Design Development, Review & Class B Costing Confirmation	3 Months	September 21, 2026 - November 30, 2026
DRC Review No 2	1 Day	November 2026
100% Construction Documents, Review & Class A Costing Confirmation	5 Months	December 1, 2026 – April 21, 2027
Building Permit Application	2 Months	February 4, 2027 – April 7, 2027
DRC Review No. 3	1 Day	January 2027
Building Permit	1 Day	April 7, 2027
Tender & Construction	24 Months	April 22, 2027 – May 30, 2029
Commissioning & Fit-out	1 Month	April 19 – May 9, 2029

Substantial Completion & Occupancy	1 Day	May 9, 2029

m) Funding Sources

Funding sources for the Total Project Cost are to be identified in the application to the UTSC Campus Affairs Committee .

IV. Resource Implications [In-Camera Section]

n) Total Project Cost Estimate

The Total Project Cost (TPC) is to be included with the submission of the PPR to the UTSC Campus Affairs Committee. The TPC includes all project costs to complete the Design-Build Request for Proposal (RFP) including full project delivery to a not-to-exceed total project cost.

o) Explanation of Cost Assumptions

Refer to Total Project Cost.

p) Operating Costs

The estimated Annual operating cost for the UTSC Field House will be paid for by the Department of Athletics and Recreation.

q) Other Related Costs

None identified at this time.

APPENDICES:

1. Space Utilization and Requirement Analysis Room Specification Sheets (on request)
   - New construction
   - Renovation (include assumptions regarding reuse of furniture and equipment)
2. Equipment/Furnishings schedules (on request)
3. Total Project Cost Estimate (on request to limited distribution)
4. Background reports/studies (on request)
5. A) Room Data Sheet Summary B)Sheets
6. Project Charter
7. Survey (on request)