

ST. GEORGE 2040

UTSG CAMPUS PLAN OVERVIEW





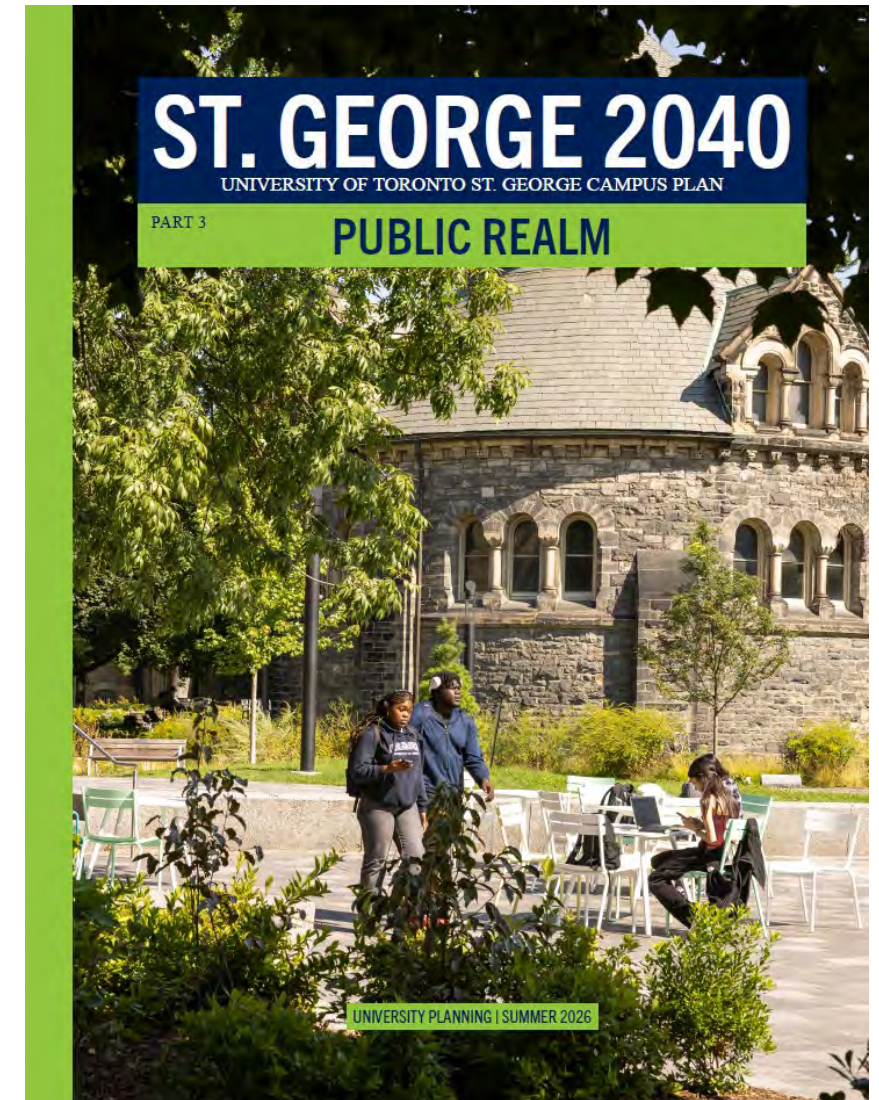
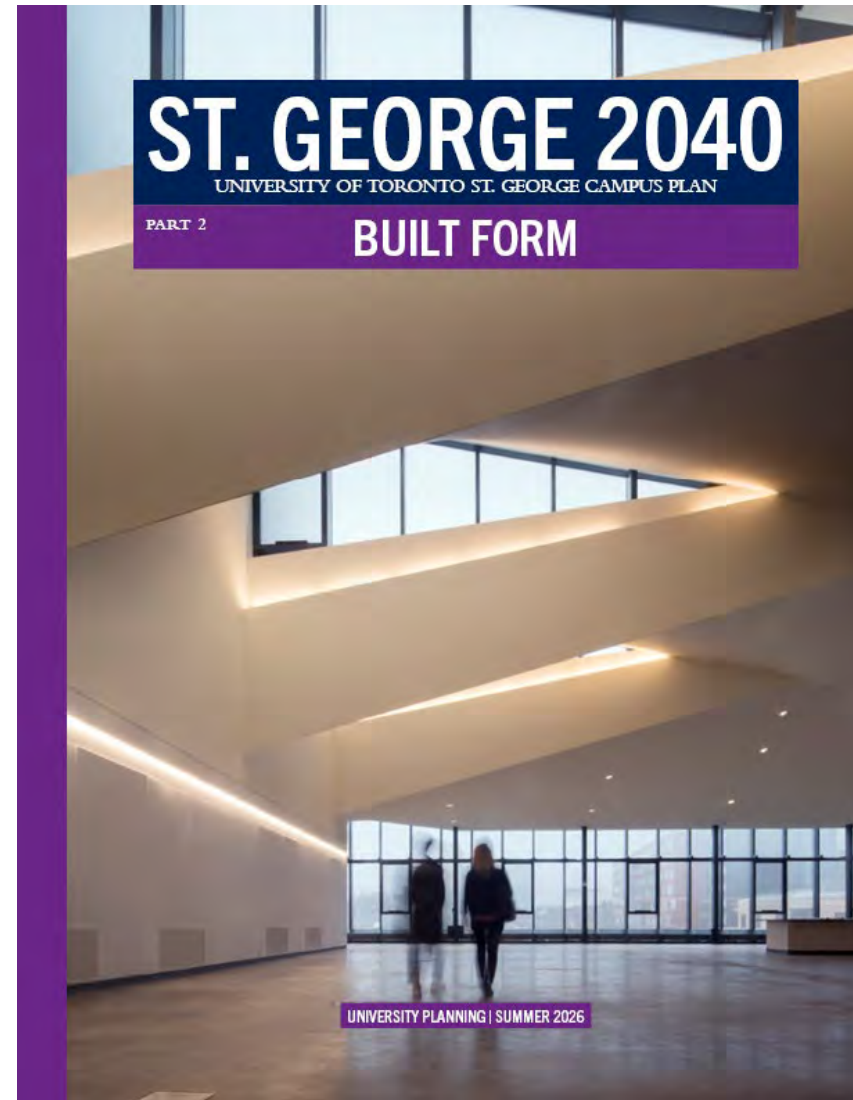
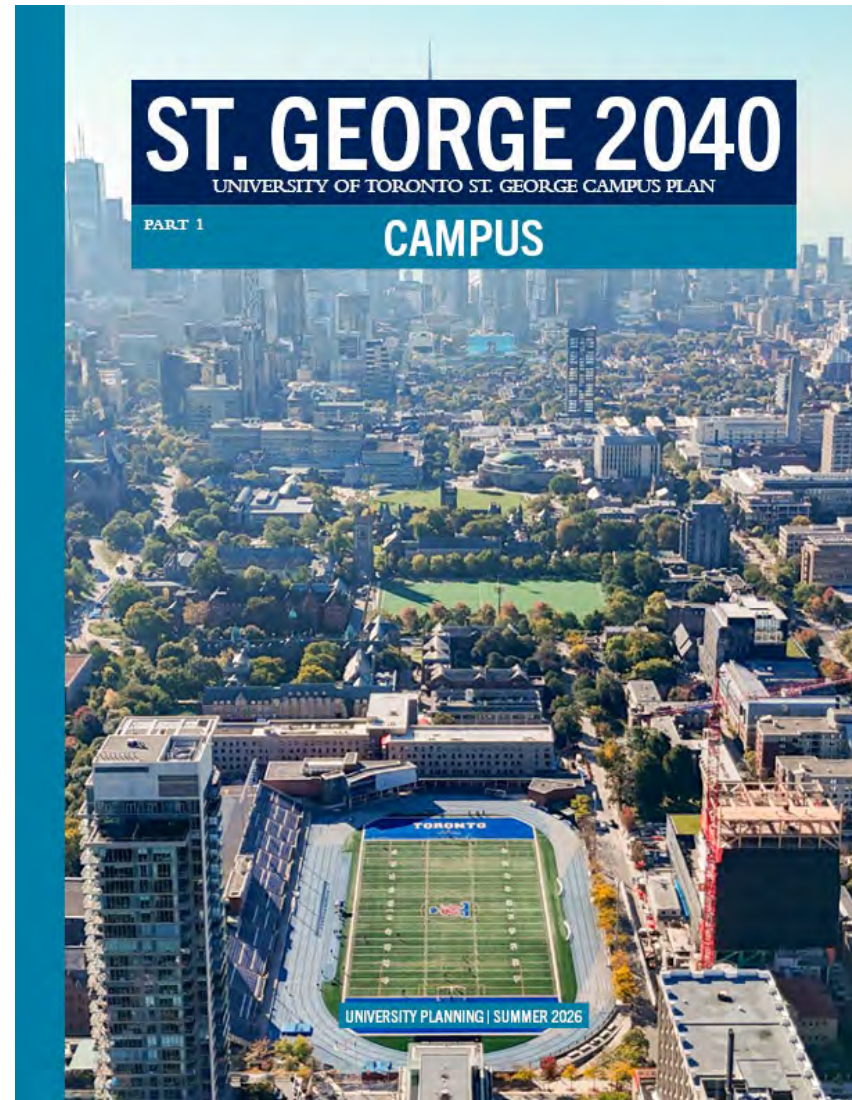
WE HAVE COME A LONG WAY

since the 1999 Outdoor Space Master Plan & 2011 St. George Campus Master Plan



St. George 2040

Campus Plan



**Towards a vibrant and connected campus
where urban ecology meets public life**



PROJECT TEAM

Project Lead



UNIVERSITY OF
TORONTO

University Planning

University Planning, Design & Construction

Consultant Team

Gehl

Public Life Study



BOUSFIELDS INC.
PLANNING | DESIGN | ENGAGEMENT

WEST 8



ICE
INDIGENOUS
& COMMUNITY ENGAGEMENT

Engagement Team

ERA

Public Realm Team



UNIVERSITY OF
TORONTO

University Planning

University Planning, Design & Construction

Engaging UTSG

Summary of Engagement Activities

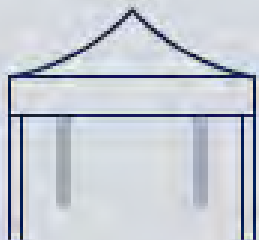


100+
Participants
Total

2 ROUNDS OF VISIONING WORKSHOPS

Including students, staff, faculty, and the Office of Indigenous Initiatives and Elders Circle

- Winter 2025 Workshop #1: Introducing the Campus Plan & Driving Values
- Spring 2025 Workshop #2: Built Form & Public Realm



250+
Participants
Total

6 POP-UPS

- 3 Spring 2025 Pop-Ups
- 2 Fall 2025 Pop-Ups
- 1 Indigenous Student Pop-Up

2 ONLINE SURVEYS

650
Responses
Total

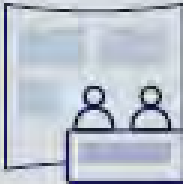


Survey 1: Your Campus Experiences

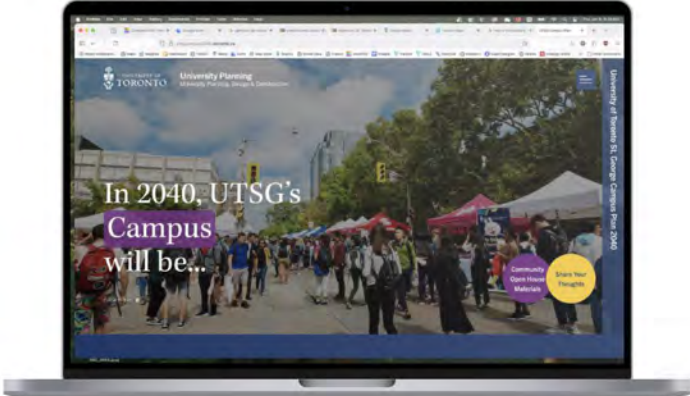
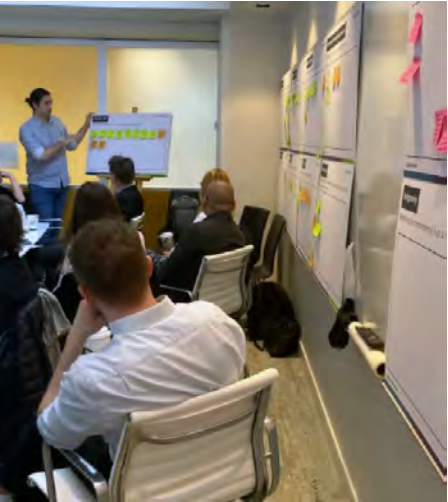


Survey 2: Built Form & Public Realm

2 COMMUNITY OPEN HOUSES



- Fall 2025 Open House #1: Introducing Initial Concepts
- Winter 2026 Open House #2: Sharing Updated Campus Plan



Engaging UTSG

WHAT WE'VE HEARD UTSG CAMPUS PLAN: SURVEY SNAPSHOT

From March 2025 - November 2025, we asked about your experiences on campus and priorities for the UTSG Campus through two online surveys.

What You Told Us About Yourself

650 Survey Participants

Top 3 Participants were UTSG...

- 1. Students
- 2. Staff
- 3. Alumni

The Top 3 Words You Would Use to Describe Campus

- Beautiful
- Historic
- Busy

"Appreciation for the historic buildings, I love just walking around campus to get to wherever I need to be."

The Top 3 Ways You Get to Campus

- 1. Public Transit (Subway, streetcar, bus, train)
- 2. Walk
- 3. Bike

What You Told Us About Campus Built Form

Favourite Buildings on Campus

- 1. Hart House
- 2. University College
- 3. Robarts Library

"The pleasing combination of tradition and innovation in the spaces, decorations, and the programming."

"Heritage, indoor and outdoor architectural features, contribution to the visual impact of front campus."

*"Unique and iconic design."
"There's a lot of studying areas and you can stay for long hours."*

Top 3 Improvements & Opportunities To Be Explored

- 1. Provide additional multi-purpose space for clubs/ programs and social gathering.
- 2. Provide additional recreational facilities on campus.
- 3. More student housing on campus.

What You Told Us About Campus Open Spaces

Top 3 Outdoor Features You'd Like to See More of on Campus

- Places to sit, socialize and rest
- Places to eat
- More public programming or public events

The Seasons You Are Likely To Spend Time Outdoors In, From Most to Least...

- 1. Fall
- 2. Summer
- 3. Spring
- 4. Winter

"I wish it was easier to spend time outdoors in the winter."

Your Favourite Open Spaces on Campus

- 1. Front Campus
- 2. Philosopher's Walk
- 3. University College Quad

"This is probably the best place to meet. People play sports or just lay on the grass to read. Also, the buildings surrounding are pretty, and it offers a nice view of the Toronto skyline."

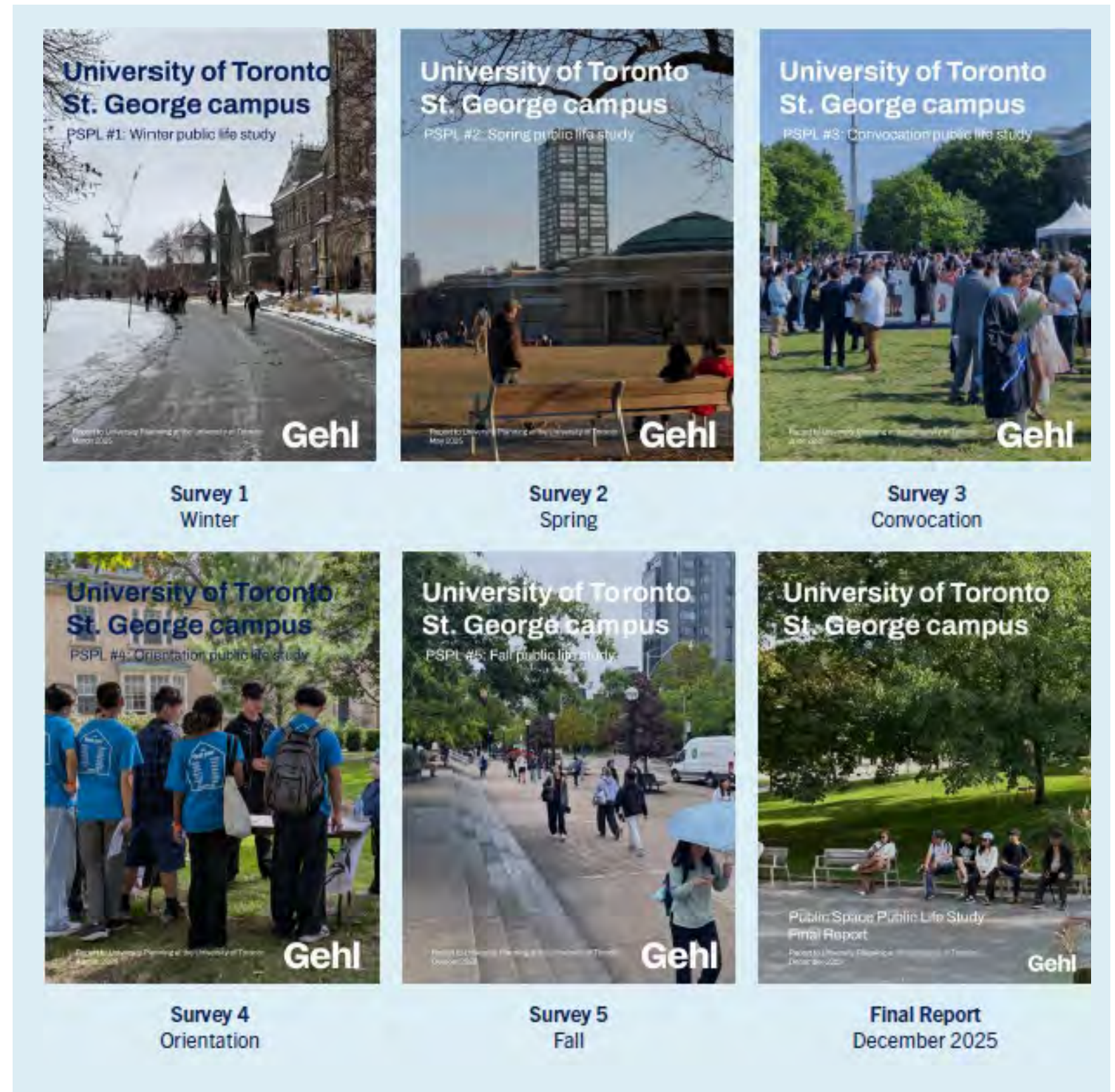
"The greenery, the quietness but at the same time being lively, having outdoor furniture like benches."

"The beautiful architecture, the many seating areas, nature/landscaping, the design of the public utilities (e.g. lampposts, benches), how quiet these spaces are despite being in the middle of downtown Toronto."

UTSG Public Space Public Life Study

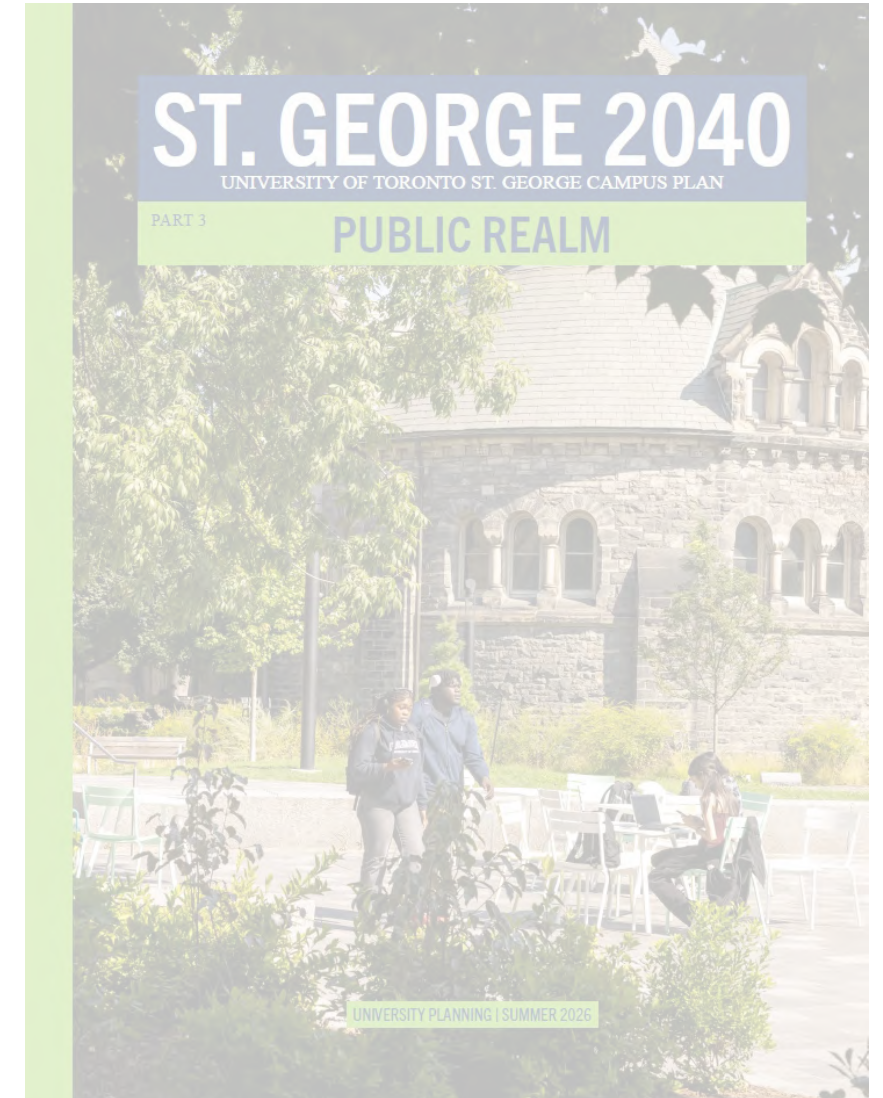
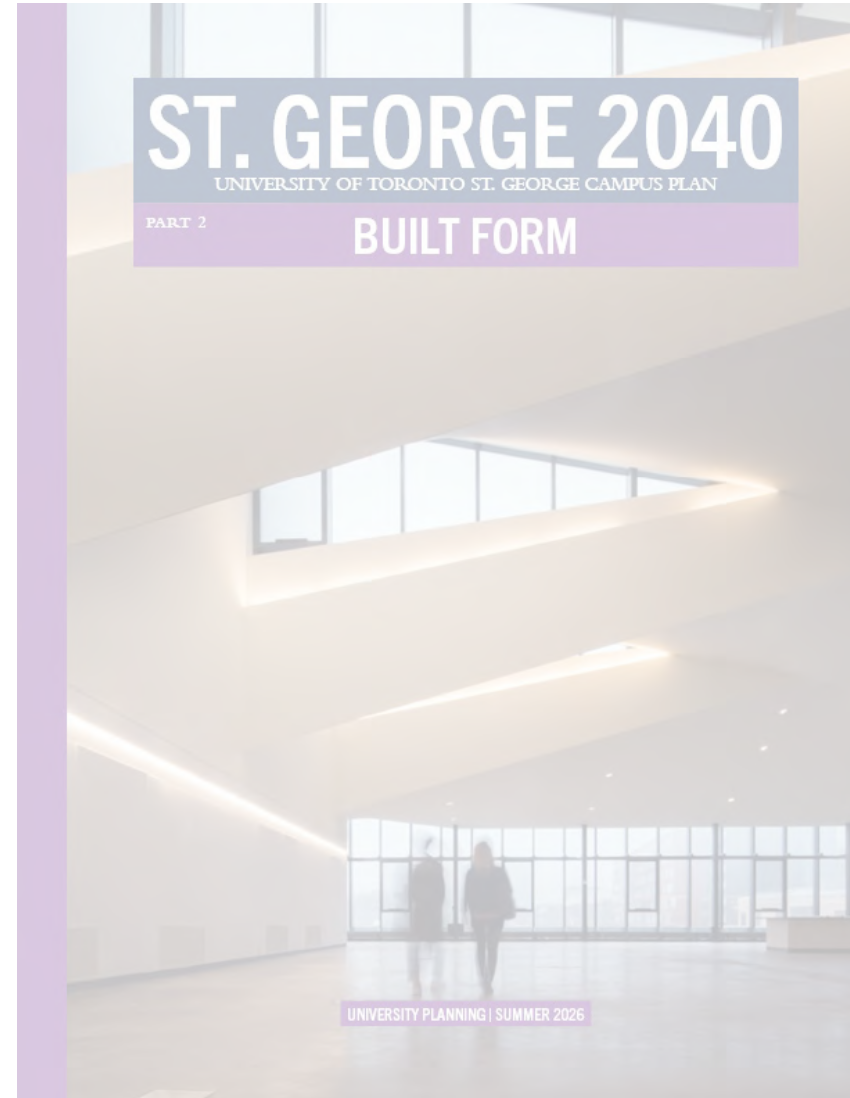
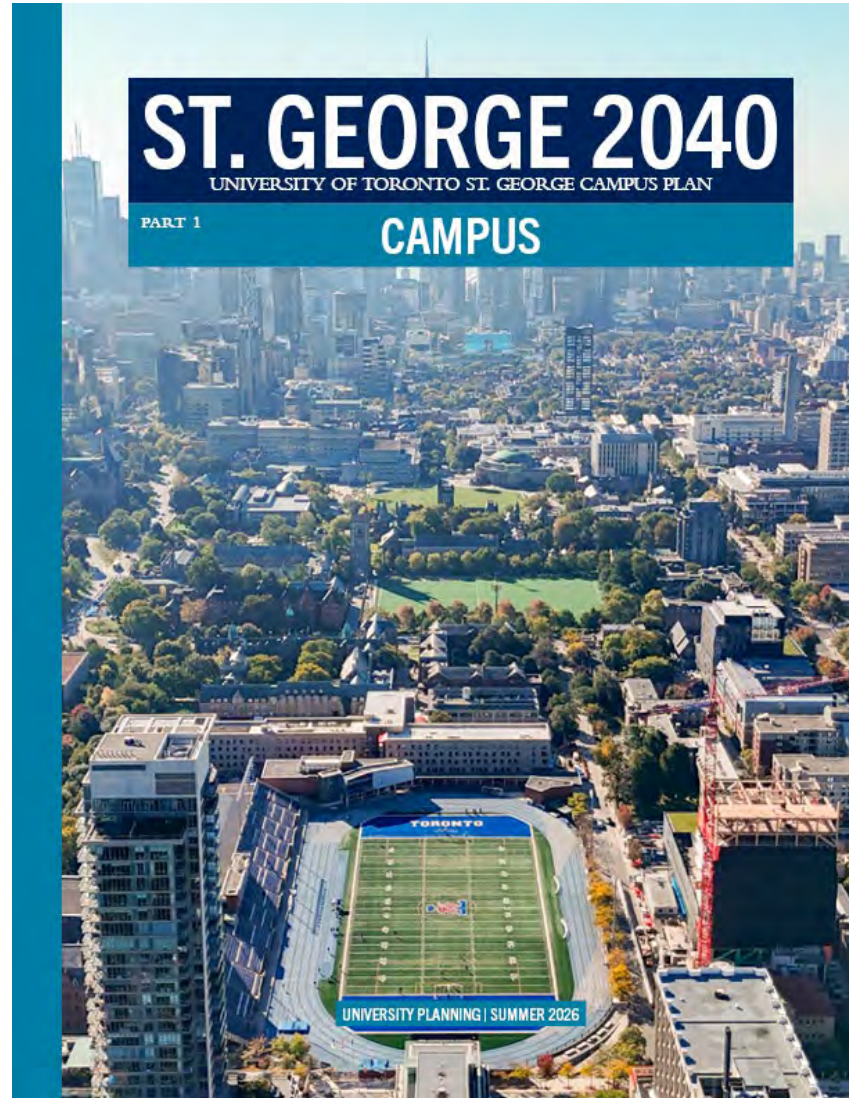
Key Takeaways:

- 1) Intentional public realm investments are transforming public life on campus.
- 2) The campus has many open spaces with untapped potential for public life.
- 3) St. George Street connects but doesn't always invite.
- 4) Streets at the periphery mark a clear divide between campus and city life.
- 5) Covered open spaces are shaping how people use campus.
- 6) Implementing a shared street network can unlock a more legible and connected campus.
- 7) Food and active edges bring adjacent open spaces to life.
- 8) Academic rhythms shape how and when people use campus open spaces.



St. George 2040

Part 1 - Campus



Vision Statement

The 2040 St. George Campus Plan leverages design excellence of its campus through the built form and the public realm as a catalyst for positive change to empower students, foster community, champion urban stewardship, and lead in sustainability.



Towards a vibrant and connected campus where urban ecology meets public life

GUIDING PRIORITIES

Transforming our Society

Modelling our Urban Future

Leading in Research & Education

DRIVING VALUES



Environmental Sustainability & Resilience

Upholding our commitment to a Climate Positive future.



Health & Wellbeing

Supporting & empowering our community by ensuring Social Sustainability



Indigeneity

Mobilizing our commitment to Truth & Reconciliation.



Heritage Stewardship

Leveraging our built heritage resources.



Urban Campus

Enacting our role as City builder through the creation of high-quality academic, housing and innovation spaces.



Mobility & Connection

Navigating and traversing the campus with comfort and ease.



Inclusion & Belonging

Embracing our differences and affirming equity.



Campus Life

Cultivating community and the University experience.

Planning the Future

Drivers for Change



Campus Population, Enrolment Trends, & Growth Projections



Condition of Campus Facilities



Pedagogical Evolution & Technological Advancements



Space Requirements & Emerging Trends



Sustainability, Climate Resilience & Environmental Impacts



Campus Experience & Variety of Activity

Planning the Future

Managing Growth



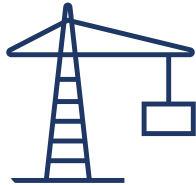
175,000 GSM

Completed Buildings

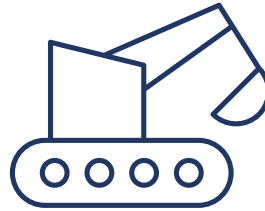
Munk School of Global Affairs at the Observatory, Rotman Expansion, Goldring Centre for High Performance Sport, MaRS 2, Faculty of Law, Jackman Institute of Child Study, Daniels Building, Communications House, Myhal Centre for Engineering Innovation & Entrepreneurship, Student Commons, Robarts Commons, University of Toronto Schools, Fitzgerald Building Revitalization, Landscape of Landmark Quality, Schwartz Reisman Innovation Campus West, and 255 Beverley Street



↑ **55,000 GSM**
Acquisitions



↑ **59,000 GSM**
In Construction



↓ **42,600 GSM**
Planned Demolition



↑ **70,000 GSM**
Leased Space



Campus Evolution

The campus has undergone substantial transformation over the past 15 years through projects that reflect the University's commitment to city building, design excellence, and sustainability, incrementally enhancing the campus environment and overall experience.



2011 | Lassonde Mining Innovation Suite
Photo by Terence Tourangeau



2014 | Goldring Centre for High Performance Sport
Photo by Michael Baker



2018 | Jackman Institute of Child Study
Photo by University Planning



2021 | Student Commons
Photo by University Planning



2022 | University of Toronto Schools Renewal
Photo by University Planning



2024 | FitzGerald Building Revitalization
Photo by University Planning



2012 | Rotman School of Management Expansion
Photo by Tom Arber



2016 | Jackman Law Building
Photo by Nicholas Iwanushyn



2018 | John H. Daniels Faculty of Architecture, Landscape & Design
University of Toronto Communications



2021 | University College Revitalization
Photo by University Planning



2023 | Schwartz Reisman Innovation Campus West
Photo by Johnny Guatto



2024 | Landmark Project & Zibiing Indigenous Landscape
Photo by David Lee



2012 | Munk School of Global Affairs at the Observatory
Photo by Dyana Tyzko



2018 | Myhal Centre for Engineering Innovation & Entrepreneurship
Photo by Daria Perevezintseva



2020 | Single Family Dwelling & Laneway Infill Housing
Photo by Lisa Lightbourn



2022 | Roberts Common
Photo by Matthew Volos



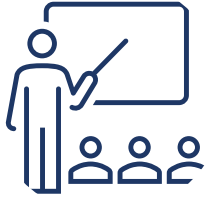
2023 | Experiential Learning Commons
Photo by University Planning



2025 | Oak House
Photo by Johnny Guatto

Planning for the Future

Measuring Need



175,00 NASM
350,000

Projected
Academic Space Shortfall



2,700 to
4,700 Beds

Student Housing
Demand



450 to
750 Units

Family-oriented housing



Over
37,000 GSM

Innovation Space

Principles Based Approach:

- Efficiency, optimization of space utilization
- Facilities renewal
- Strengthening administration presence on campus
- Innovative and collaborative space uses
- Enhancing student experience – the commuter experience
- Impact of AI on space planning
- Repatriating uses from off-campus leased space to campus

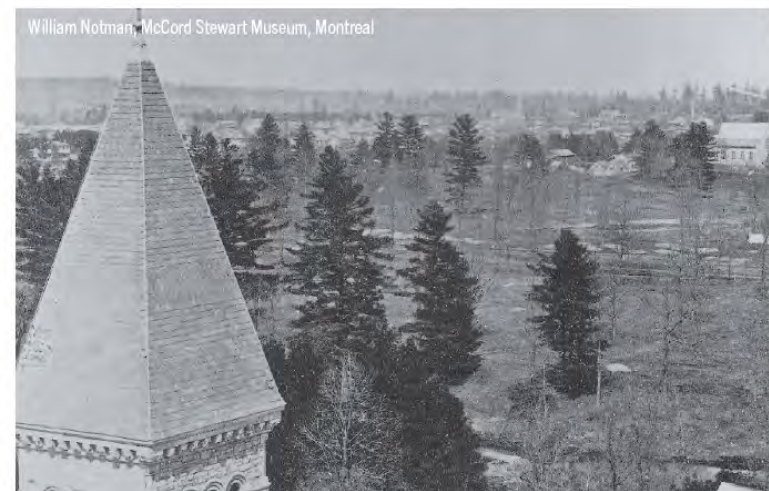
Campus Evolution

Connection to the Land



Campus Evolution

King's College Park Reserve



King's College Park c1860



College St. at Yonge 1875



St. George St. c1905

Campus Evolution

Eastern Expansion



1872



1916

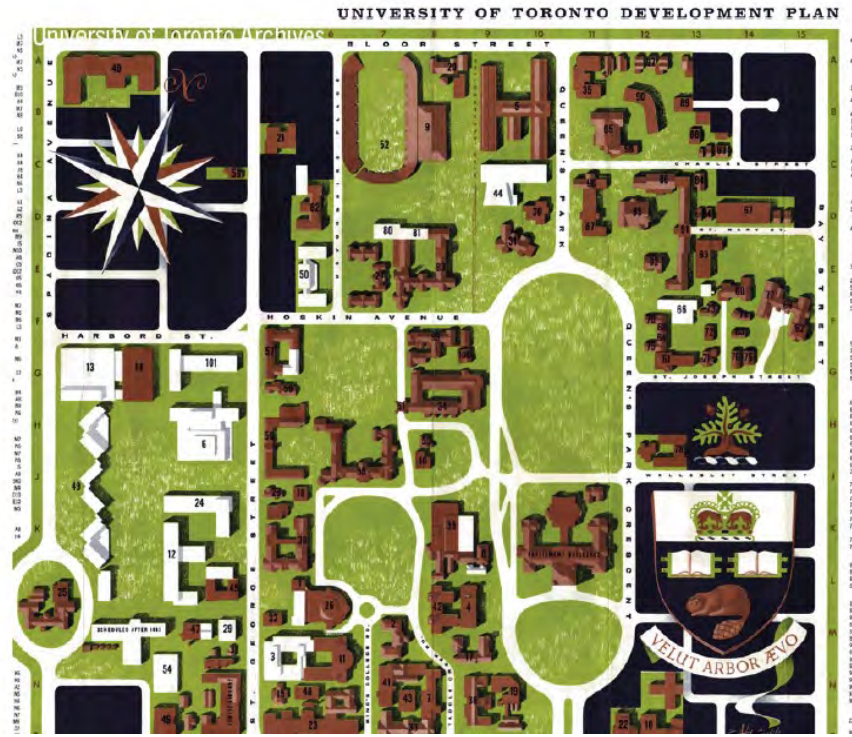


1975

- King's College Park (1828)
- East Campus Expansion
- East Campus Federated Colleges (present)
- West Campus Expansion
- Removed roads

Campus Evolution

Western Expansion



UofT Development Plan 1959



St. George Street 1969

“...The principle of interconnected spaces providing a totally pedestrian campus has been lost by the crossing of St. George and must be re-established...”

St. George Campus Master Plan 1965



Model of West Campus 1960



December 1969



Sketch of Physics Building 1960

St. George 2040

Campus Evolution

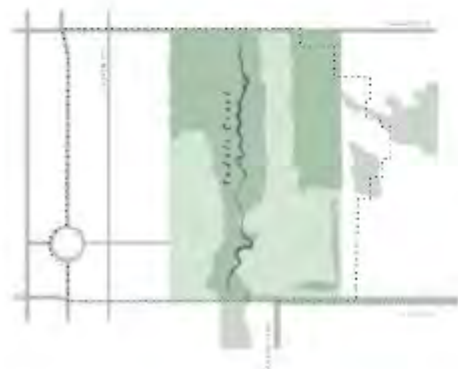


1828
*University of
Toronto founded as
King's College*

1890-1910
*Eastern Campus
Expansion and
Federated Colleges*

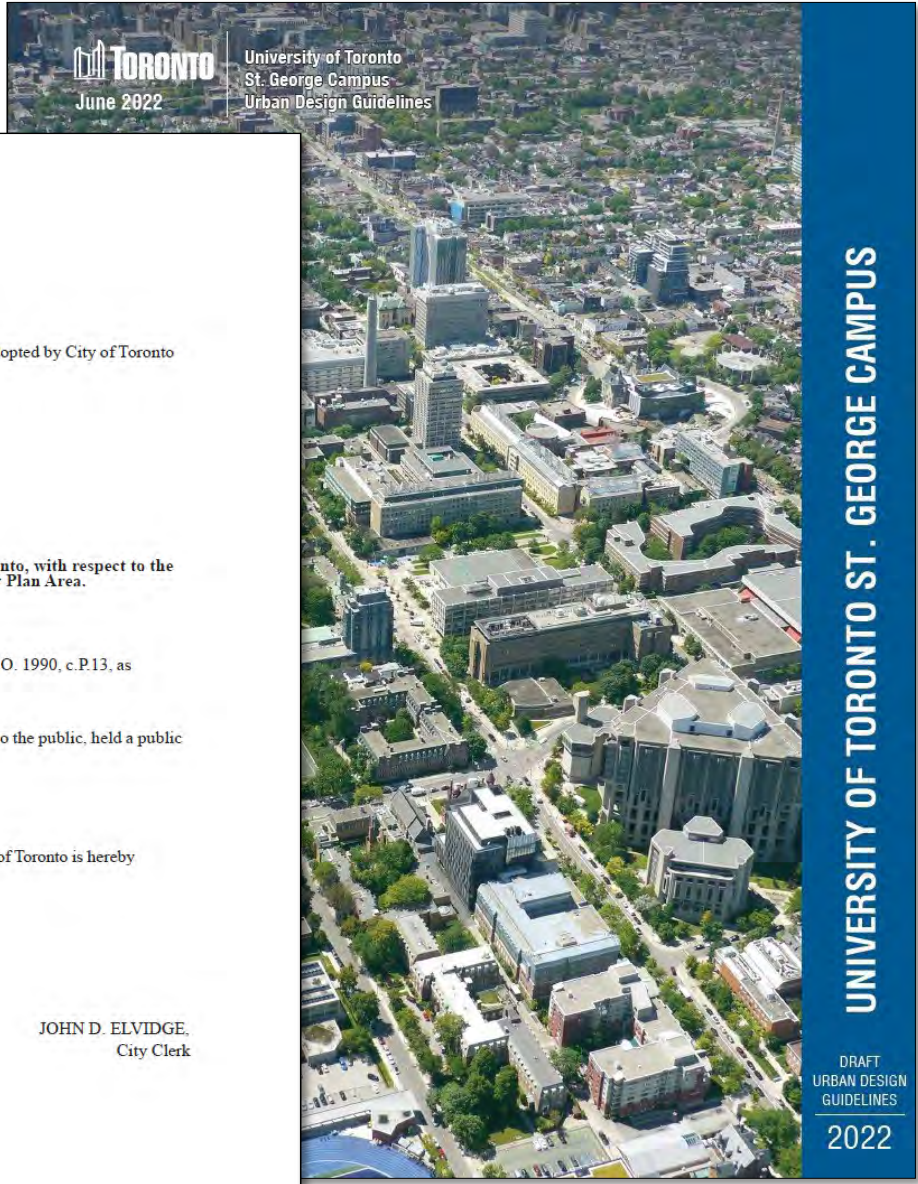
1961-1973
*Mid-century
Western Campus
Expansion*

2026
Present Day



St. George 2040

Building on the Secondary Plan



Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2022

Enacted by Council: ~, 2022

CITY OF TORONTO
Bill No. ~
BY-LAW NO. ~-2022

To adopt Amendment 582 to the Official Plan of the City of Toronto, with respect to the University of Toronto St. George Campus Secondary Plan Area.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this By-law; and

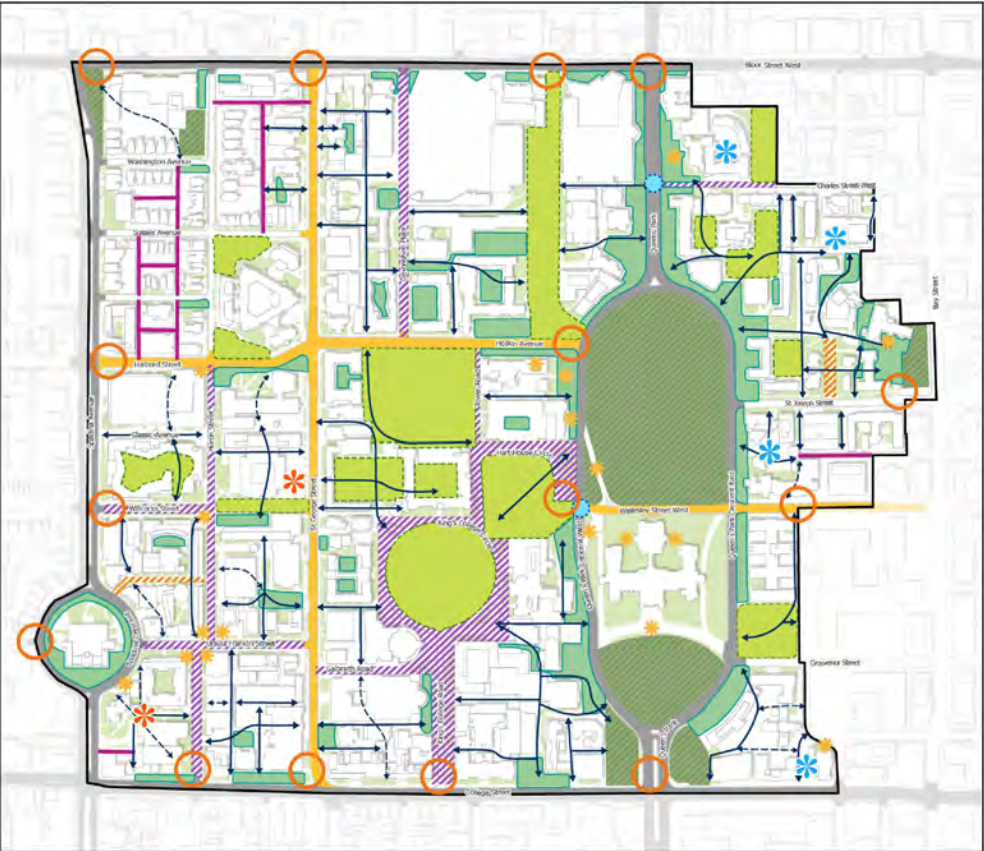
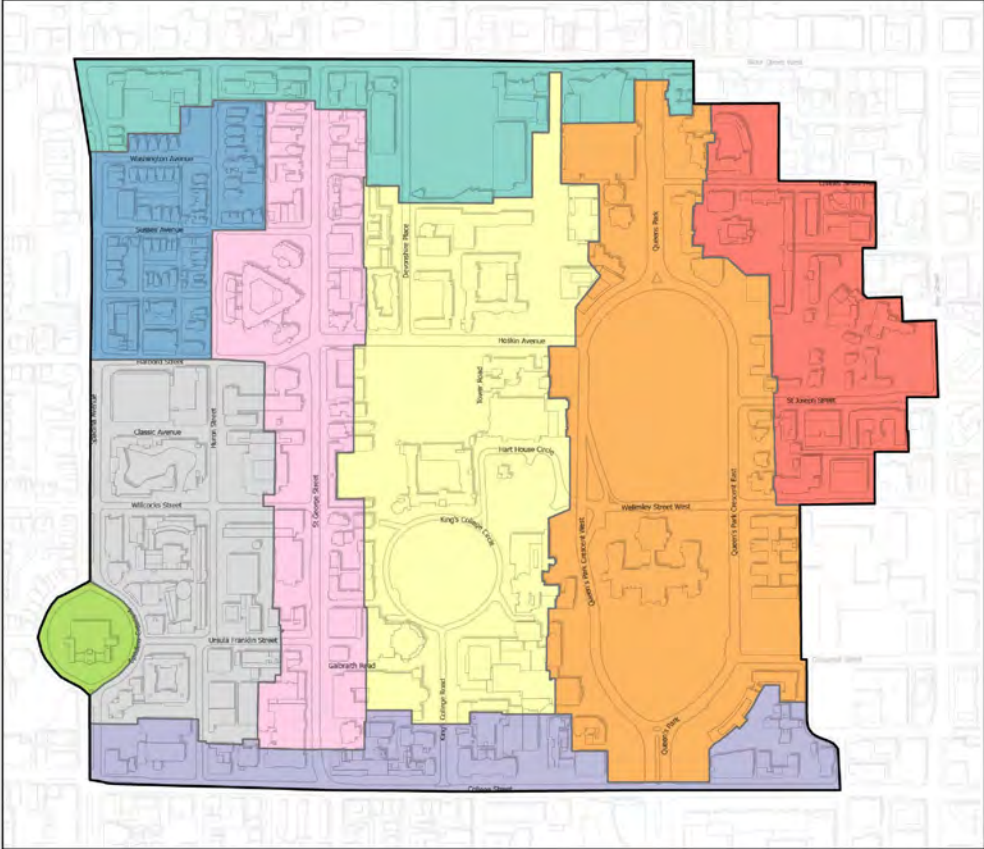
WHEREAS Council of the City of Toronto has provided information to the public, held a public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

- The attached Amendment No. 582 to the Official Plan of the City of Toronto is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on ~, 2022

JOHN TORY, Mayor JOHN D. ELVIDGE, City Clerk



Towards a Connected Campus

Campus Framework: Landmark Transformation



Landmark Transformation

In examining recent campus conditions, where the car predominated our historic core, we acknowledge the profound transformation created by the Landmark project.



Towards a Connected Campus

Campus Framework: University Park Connection



Landmark Transformation

In examining recent campus conditions, where the car predominated our historic core, we acknowledge the profound transformation created by the Landmark project.



University Park Connection



The future envisioned University Park project which reimagines a great street as a linear park will significantly further the campus public realm and enhance connectivity through Queen's Park to our northeast quadrant.

Extending the Landmark Project north along Devonshire Place as a shared street, connecting Varsity Centre to the Back Campus through to Front Campus and the gates at College Street, expands this framework.

Towards a Connected Campus

Campus Framework: West Campus Cohesion



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West Campus Cohesion

With the redevelopment of Sid Smith as a Campus Hub and moving forward with the transition of Huron, Ursula Franklin and Willcocks into Shared Streets, the West Campus can achieve a much-needed cohesion and campus identity, originally conceived of for the west campus expansion decades ago, yet not achieved.



Towards a Connected Campus

Campus Framework: Addressing Campus Edges



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Addressing Campus Edges

We recognize the need to better improve our campus edges to create a sense of arrival, of welcome and presence.



Towards a Connected Campus

Campus Framework: A Connected Campus



Landmark Transformation

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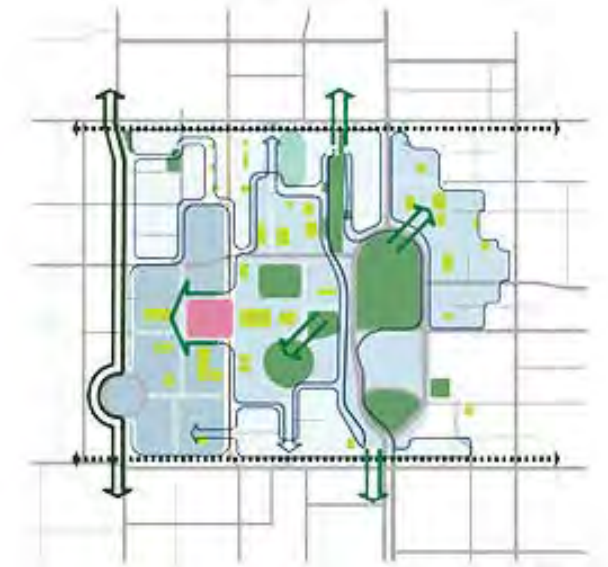
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Addressing Campus Edges

We recognize the need to better improve our campus edges to create a sense of arrival, of welcome and presence.



A Connected Campus

This is especially visible and intentional at our corners through the existing Schwartz Reisman Innovation Campus and future major city building opportunities including our northwest and southwest gateways to the campus.

We see these big moves enabling a **connected campus** very much in tune with its historical underpinnings.





The Structure Plan + Built Form + Public Realm





IMAGE ABOVE
Front campus near
Croft House. Photo by
Salima Kassam.

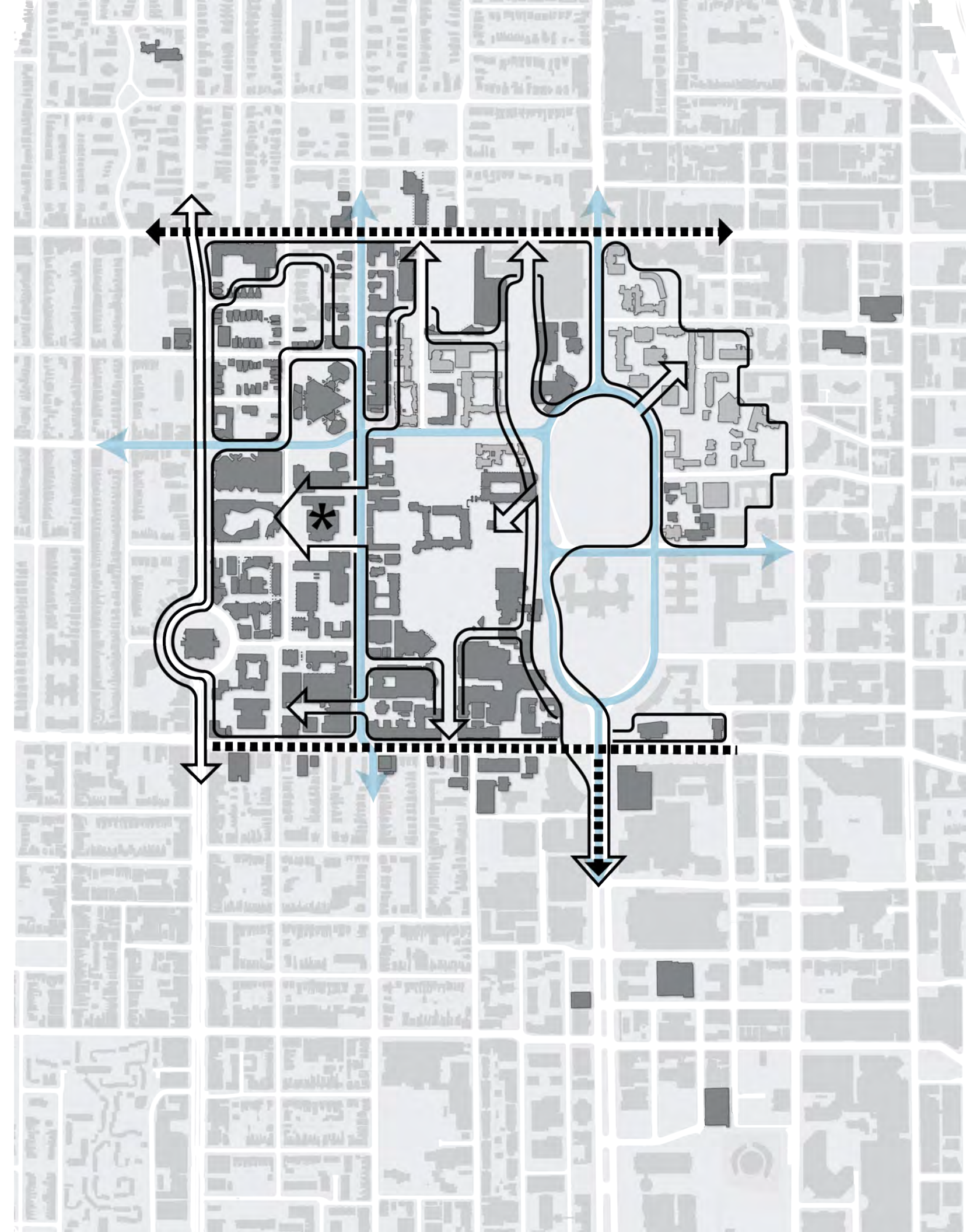
Structure Plan

Implementation of the Campus Plan focuses on strengthening the St. George campus connections, including cross-campus connections, with special attention to the urban edges and continuing to leverage the University's relationship with the City.

As UTSG looks to 2040, identified priorities include making research more prominent, providing housing for the university community and strengthening the academic core of the campus. Together, the 2040 Campus Plan seeks to move towards a welcoming, connected campus.

The Campus Plan guides both the Built Form and the Public Realm plans within an overall Structure Plan. This plan considers the whole of the St. George campus, recognizing key components that build upon the underlying Character Areas identified in the St. George Campus Secondary Plan to identify strategic opportunities looking towards 2040 and beyond.

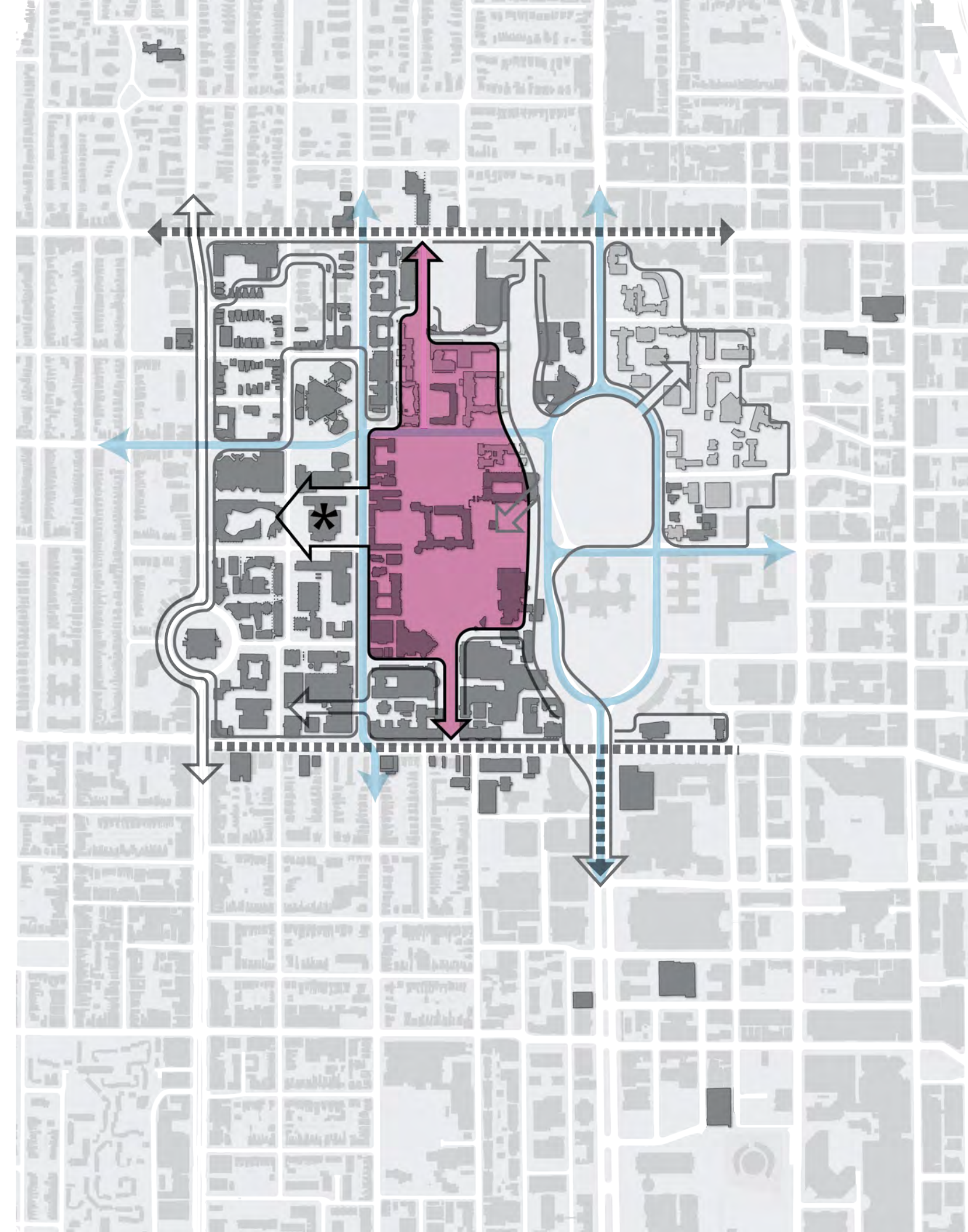
- | | |
|---------------------------|---------------------------|
| 1/ Central Campus Core | 5/ Ishpadinaa Placemaking |
| 2/ Green Corridor | 6/ Neighbourhood Gateway |
| 3/ Northeast Connection | 7/ Civic Corridor |
| 4/ West Campus Activation | 8/ Innovation Corridor |





1 / Central Campus Core

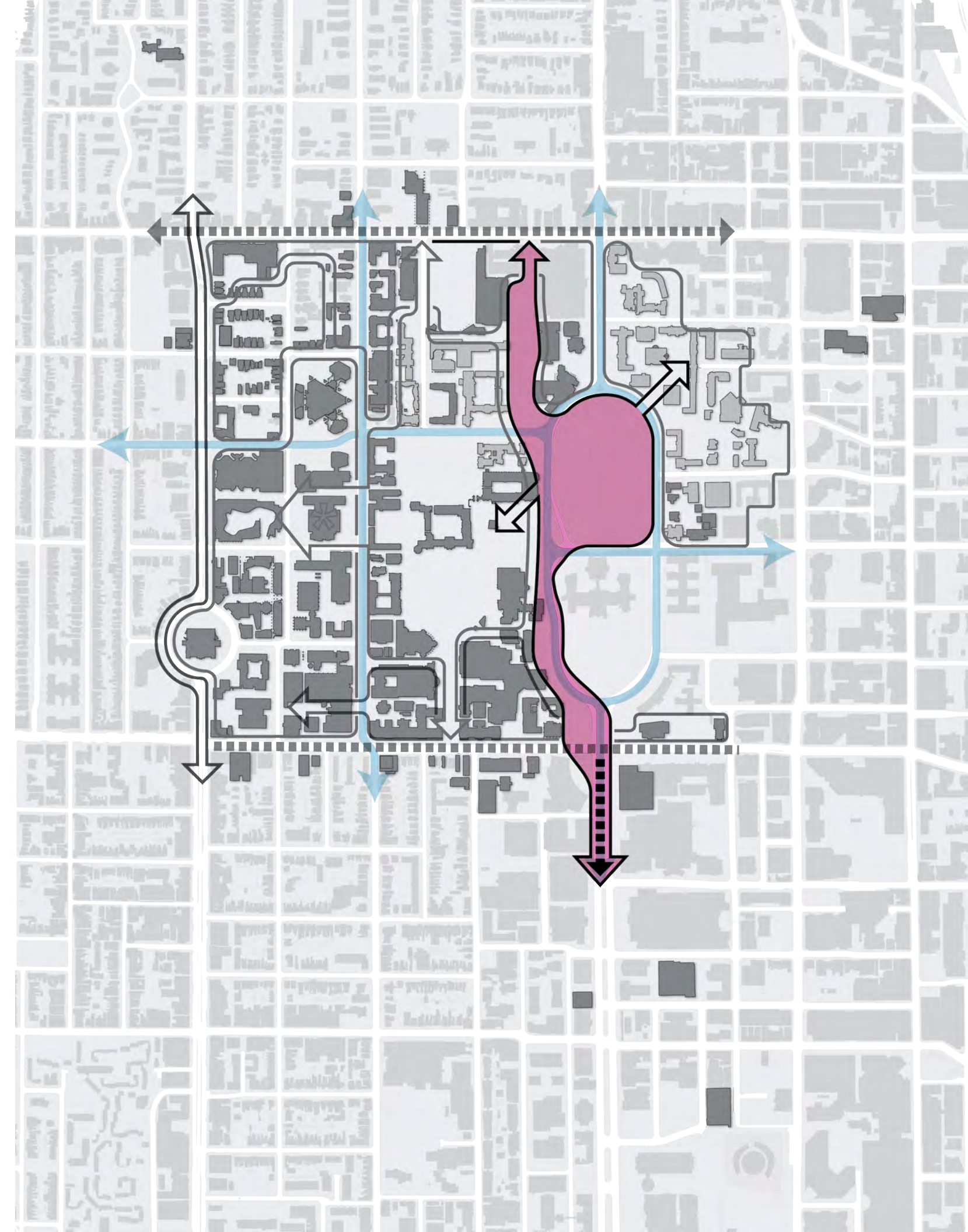
Identifies an extension of the historic core through the Landmark Project from College, the Kings College Road Gateway, continuing beyond Hoskin Avenue up Devonshire Road to Bloor Street West.





2 / Green Corridor

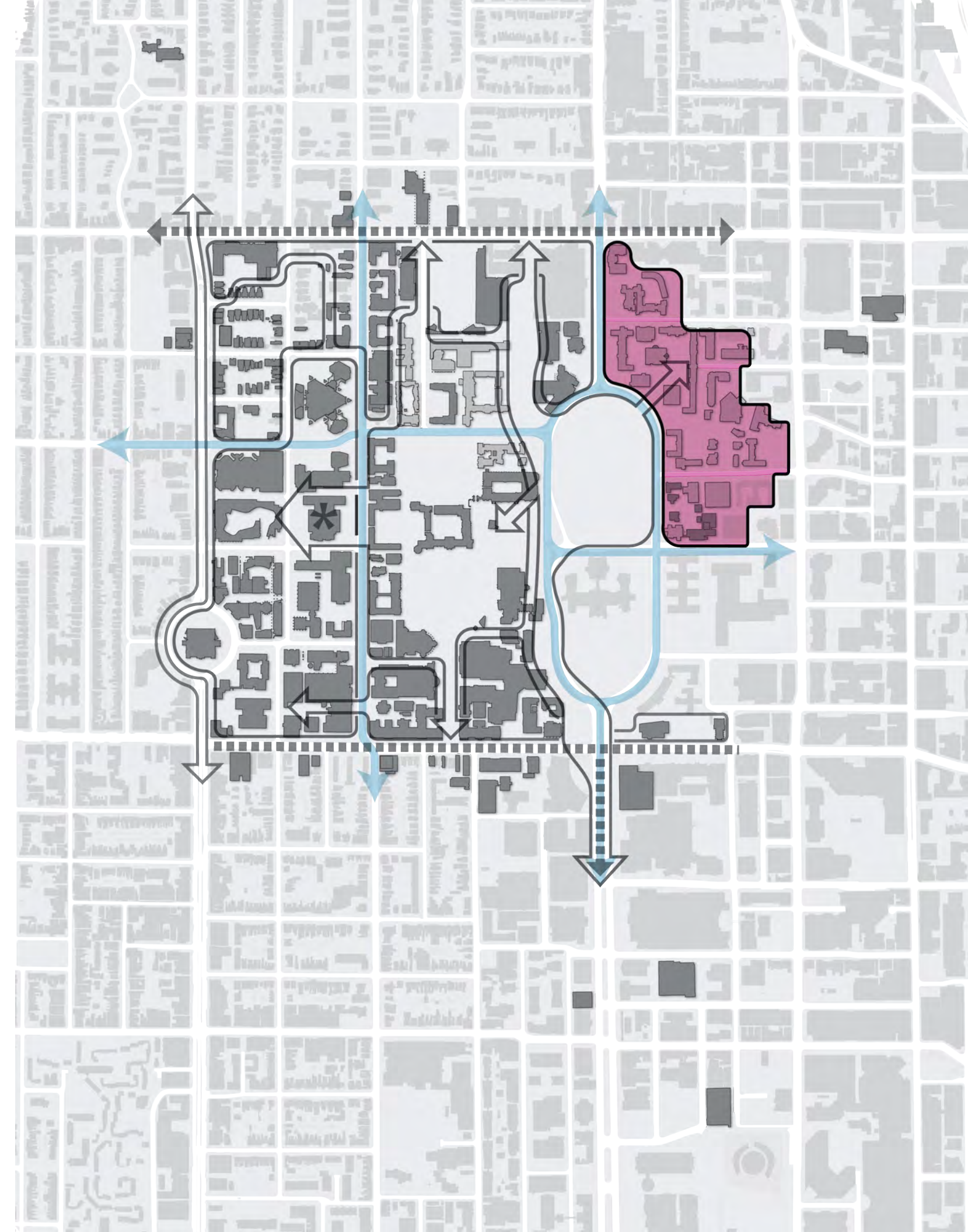
Builds upon the bold vision of the University Park project along with the Queen's Park North Revitalization, to provide opportunities for reconnecting to the land in the heart of the city, including the recognition of the buried Taddle Creek and enhanced landscaping strategies.





3 / Northeast Connection

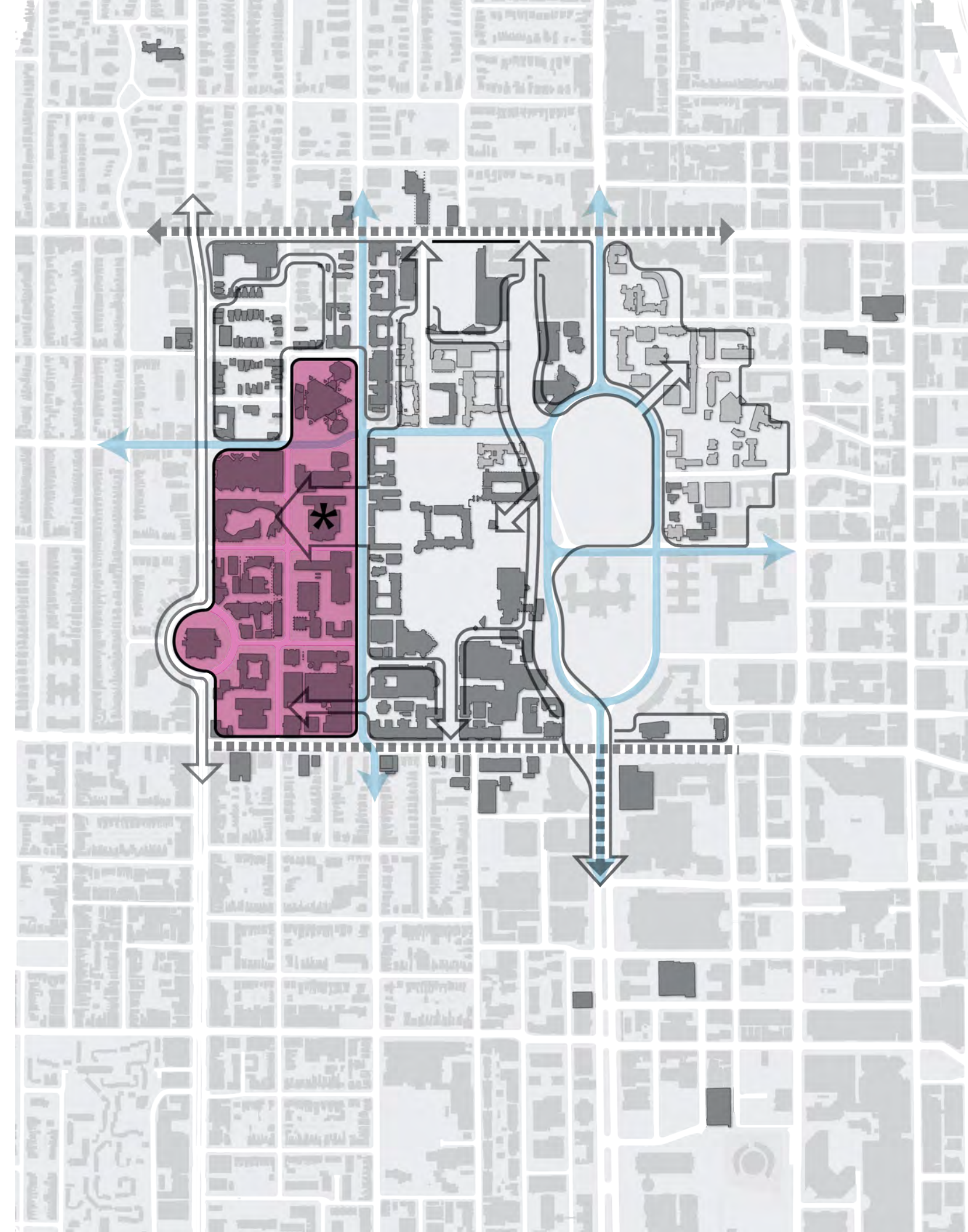
Highlights the need for enhancing campus pedestrian pathways across the campus for the benefit of our students, staff and faculty.





4 / Central Campus Core

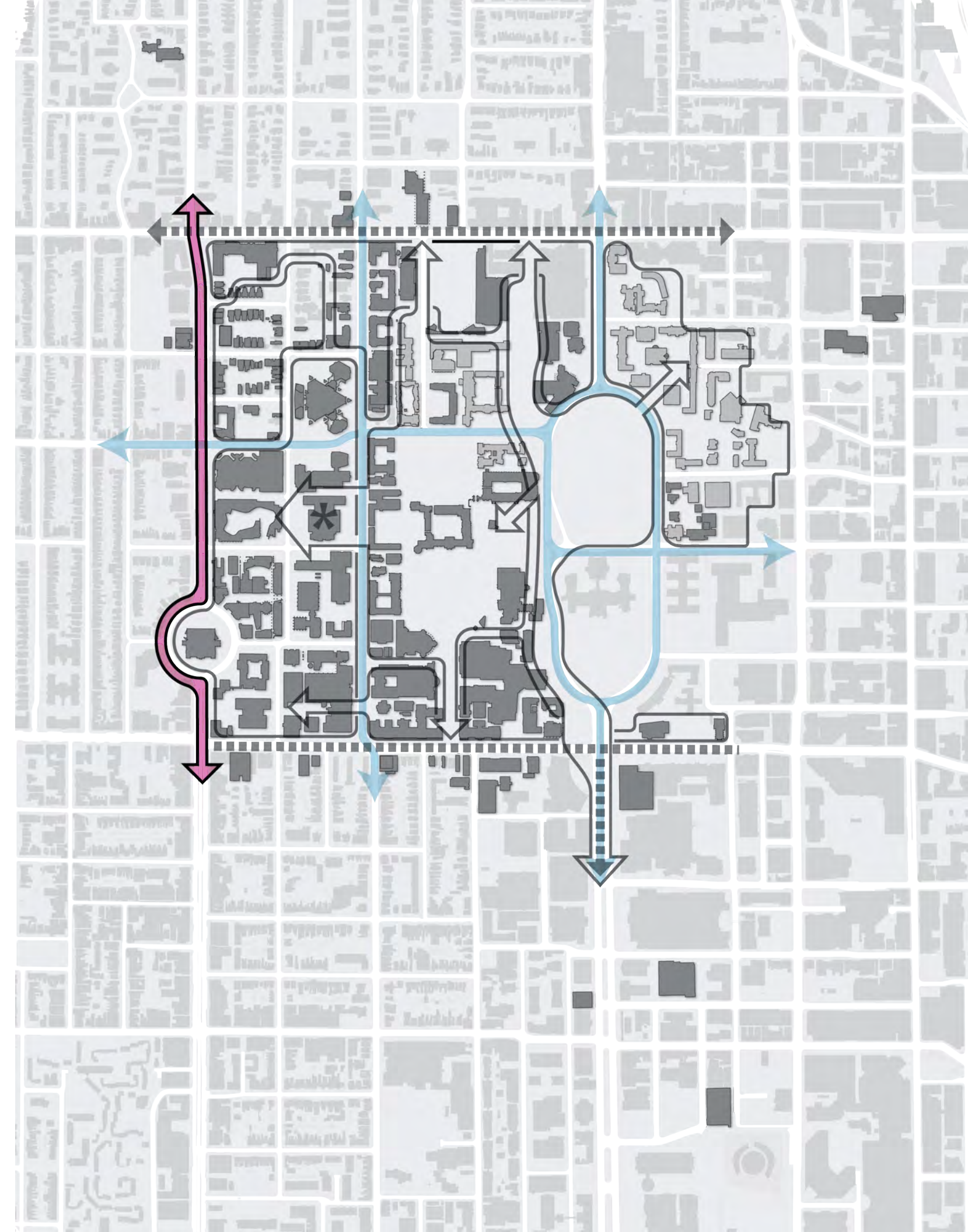
Brings attention to unify and improve the campus experience in the southwest quadrant through enhanced pedestrian connectivity, anchored by a new campus hub at Sid Smith. It recognizes the opportunity to make campus connections and a pedestrian-focused environment through a reimagining of shared streets and ground plane activation. University acquisition of the southwest corner parcel at Spadina and College Streets provides significant opportunity for future revitalization and placemaking.





5 / Ishpadinaa Placemaking

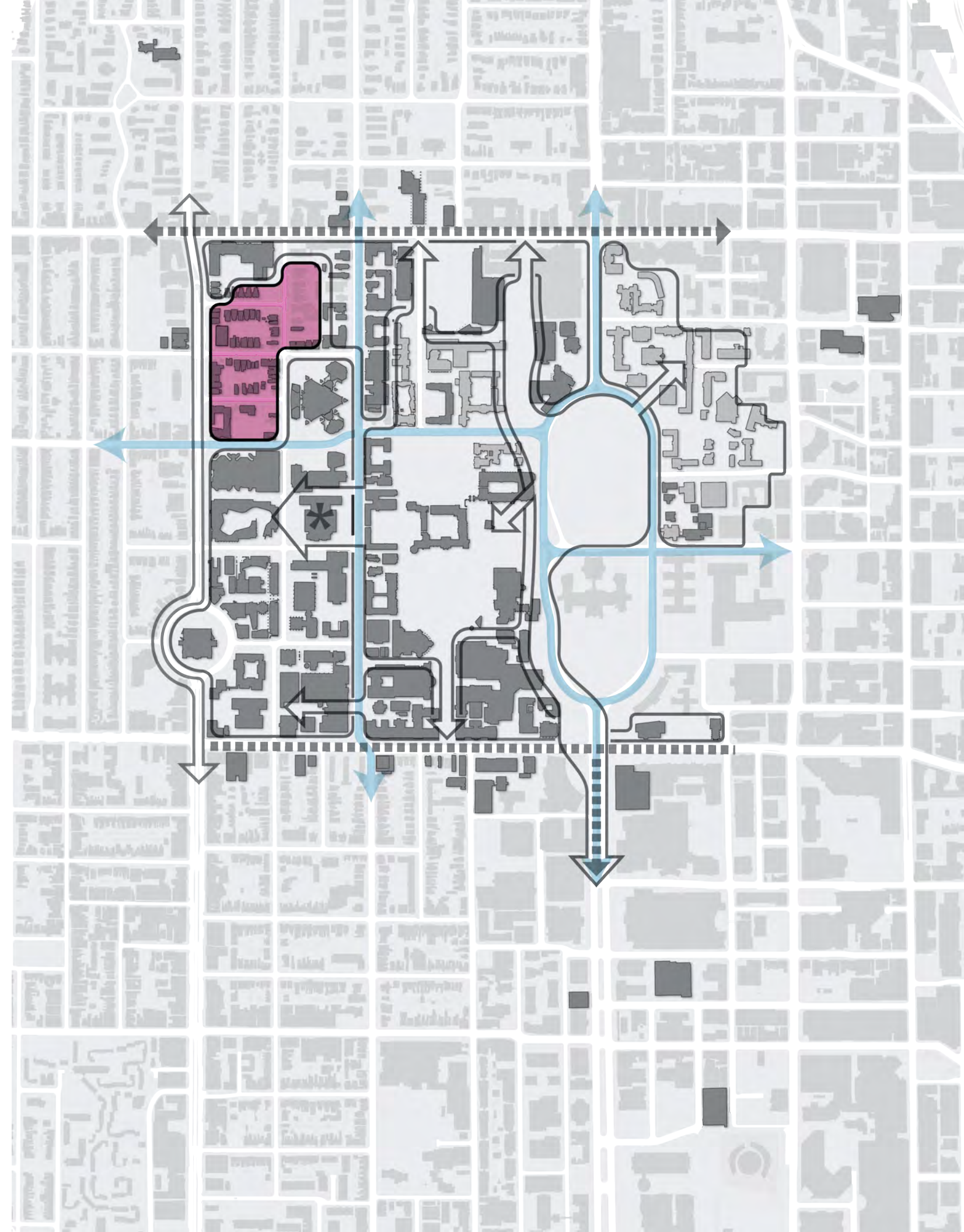
Recognizes Spadina Avenue as an Indigenous Placemaking Corridor to create meaningful connection at the west campus edge, employing the Ojibwe name that identifies the positioning of the rise in the land which overlooks Toronto to Lake Ontario. Buildings in this sector have historically turned their back to the public realm along Spadina, remnants of the intended Spadina Expressway. Improvements aimed at healing this edge condition will enact purposeful change by providing learning opportunities through built form initiatives and within an inclusive public realm.





6 / Neighbourhood Gateway

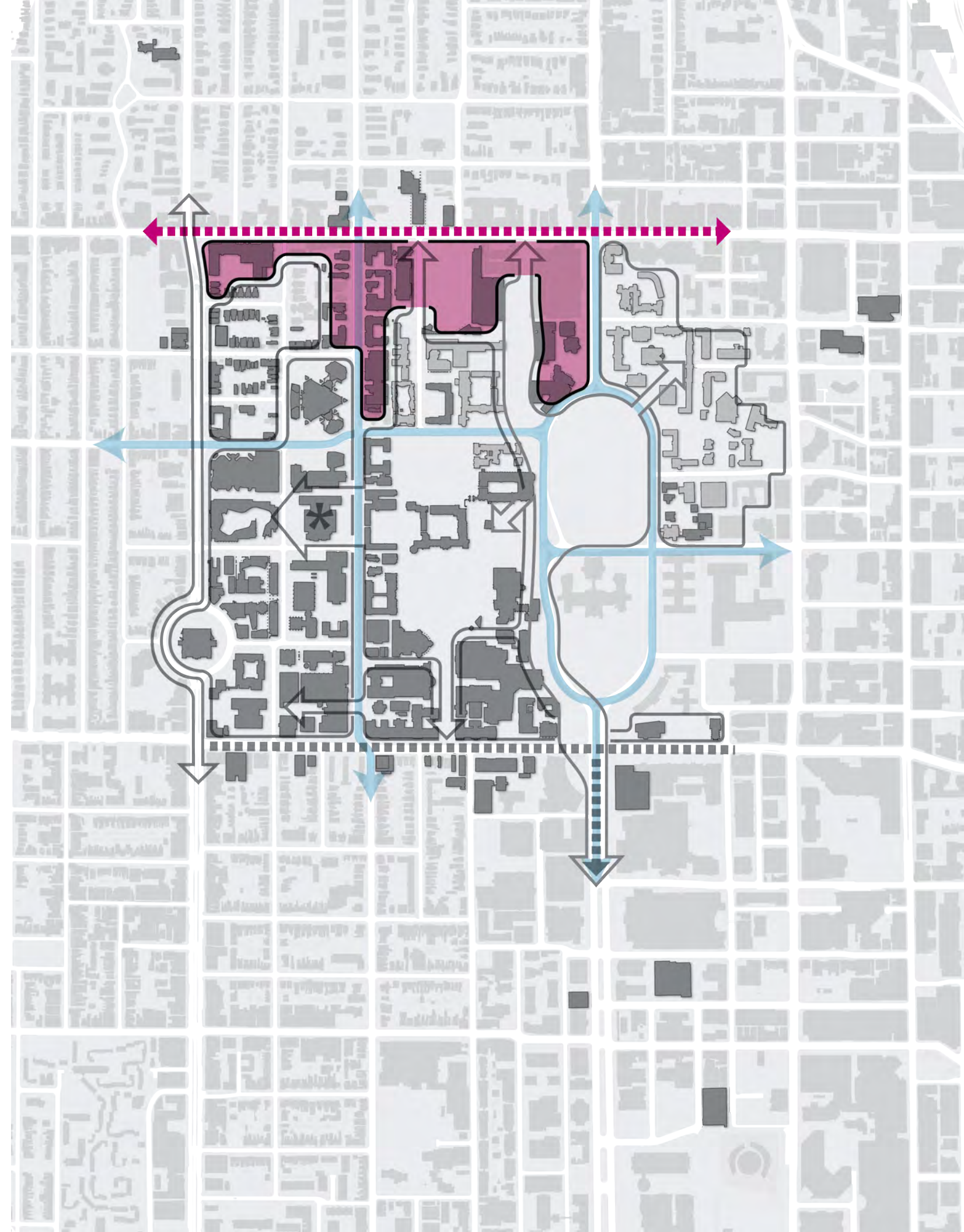
Optimizes opportunity to provide clustered institutional housing for the campus community in the northwest quadrant which is ideally situated to serve the housing needs of faculty, staff and students through various housing typologies.





7 / Civic Corridor

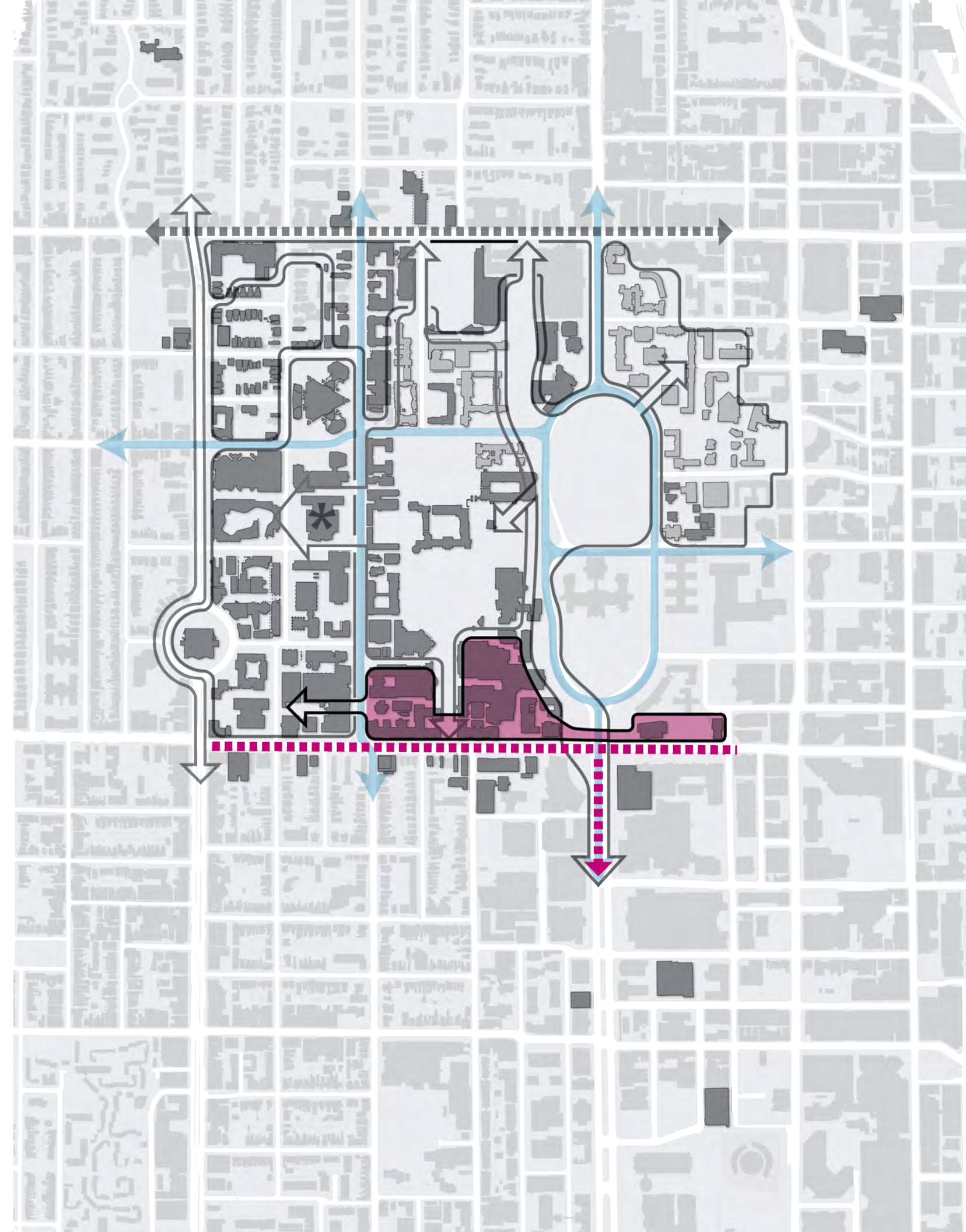
Seeks to better engage the dynamic urban experience and cultural corridor along the north edge of campus at Bloor Street.





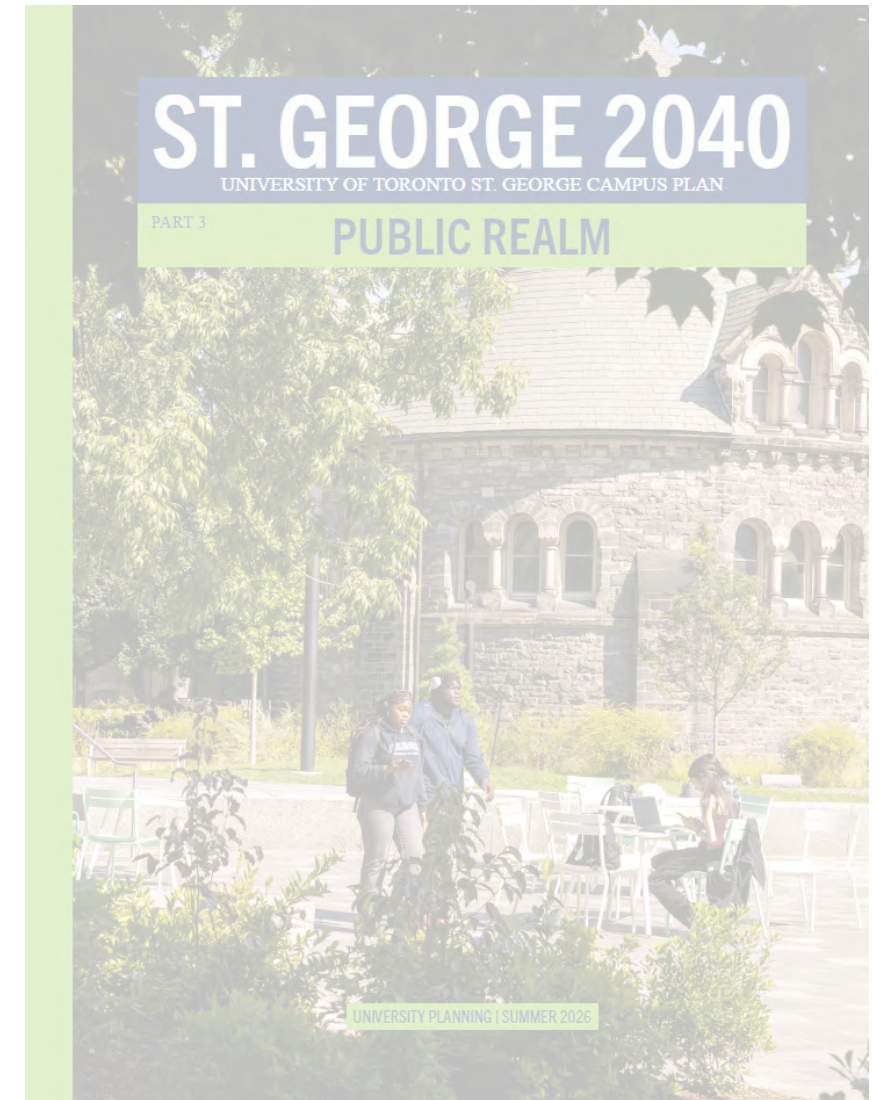
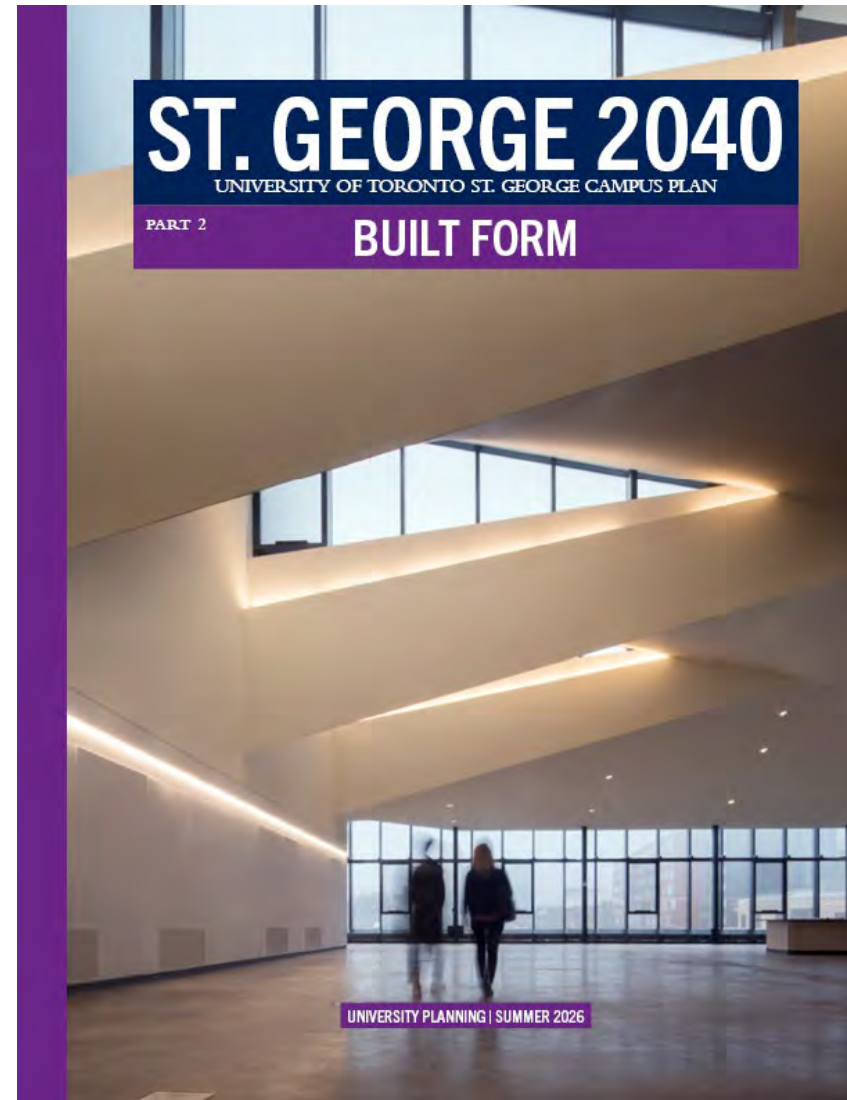
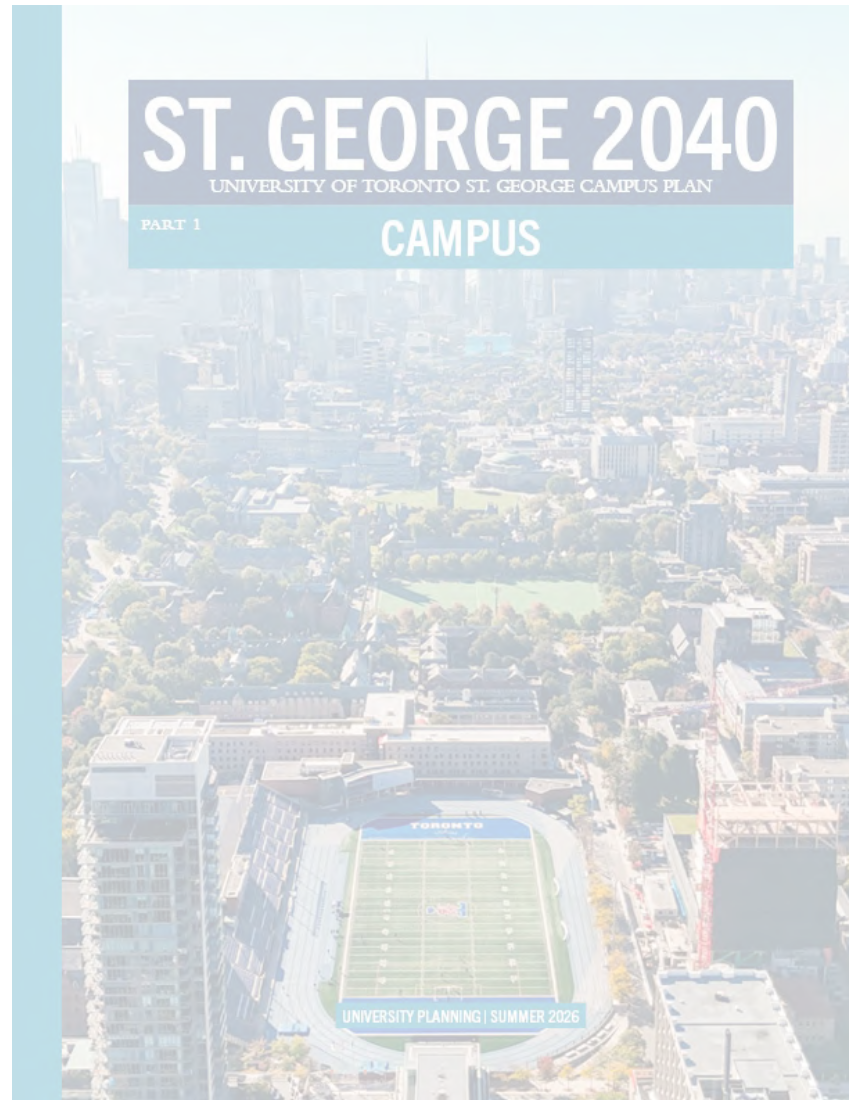
8 / Innovation Corridor

Expands the presence and visibility of research and innovation on campus, connecting key disciplines such as Engineering and Medicine, Public Health and the home to AI at Schwartz Reisman Innovation Campus, among others located in the southern edge of campus, to the City's Health Sciences District.

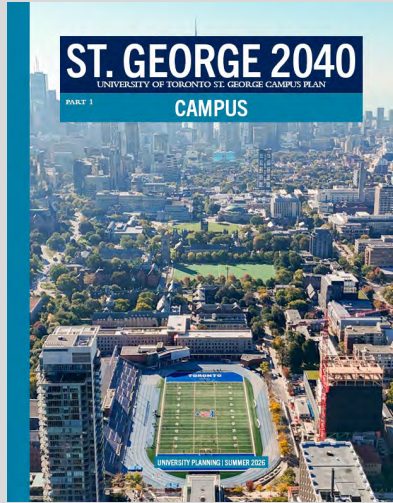


St. George 2040

Part 2 – Built Form



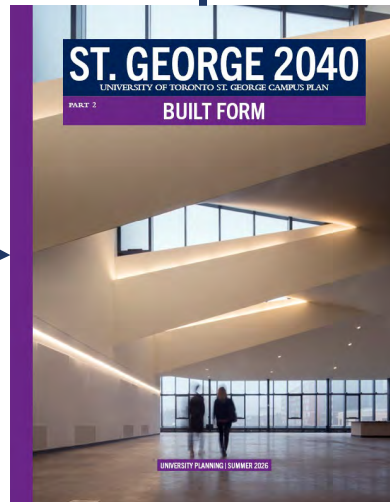
BUILT FORM FRAMEWORK



CAMPUS PLAN VISION

GUIDING PRIORITIES

DRIVING VALUES



Campus-Wide Considerations

Managing Growth

Education, Experimentation, Research, Innovation

Living & Staying on Campus

Sense of Belonging, Inclusivity Indigeneity

Built Heritage

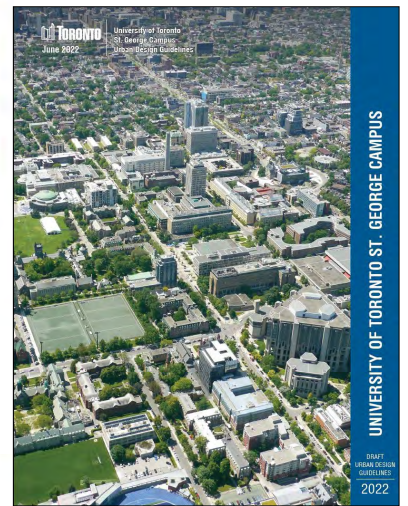
Sustainability in building design & systems

Enhanced Connectivity

Campus Edges & City-Interface

Secondary Plan

Area-specific Considerations



CAMPUS-WIDE BUILT FORM CONSIDERATIONS

Grouped into **8 themes**, they're intended as prompts to shape thinking and dialogue at the earliest stages of capital project planning. These considerations guide design thinking to ensure that each facility renewal or new development aligns with the Campus Plan's overarching vision, driving values, and contributes to a more integrated and connected campus.

Managing Growth

Optimize existing assets & invest in efficient, adaptable new development aligned with institutional priorities.

Education, Experimentation, Research, Innovation

Reinforce our Leadership in Education: Advance the university's core functions through spaces that inspire discovery, support dynamic pedagogy, and strengthen interdisciplinary innovation

Enhanced Connectivity

Enhance campus cohesion and pedestrian mobility by connecting buildings and the public realm through unified, engaging, and accessible elements

Sense of Belonging, Indigeneity, Well-Being

Promote inclusive & accessible spaces that foster community connection, celebrate Indigeneity, diversity, and support well-being

Built Heritage

Celebrate and sustain the university's architectural legacy by integrating heritage assets into the evolving campus through thoughtful conservation, adaptive reuse, and design excellence

Sustainability in Building Design & Systems

Demonstrate environmental leadership by integrating sustainability, resilience, and innovation into every building and building system

Living & Staying on Campus

Support campus vitality and student success by creating connected, diverse, and high-quality living and social environments for those who live on and those who commute to campus

Campus Edges & City-Interface

Navigate urban threshold conditions where the campus interfaces with surrounding neighbourhoods

AREA-SPECIFIC BUILT FORM CONSIDERATIONS

These build upon the Structure Plan framework and its defined areas, articulating key considerations to guide future development and capital projects. In coordination with the campus-wide built form considerations, they aim to support coordinated growth and transformation towards to a legible, cohesive, and integrated campus environment.

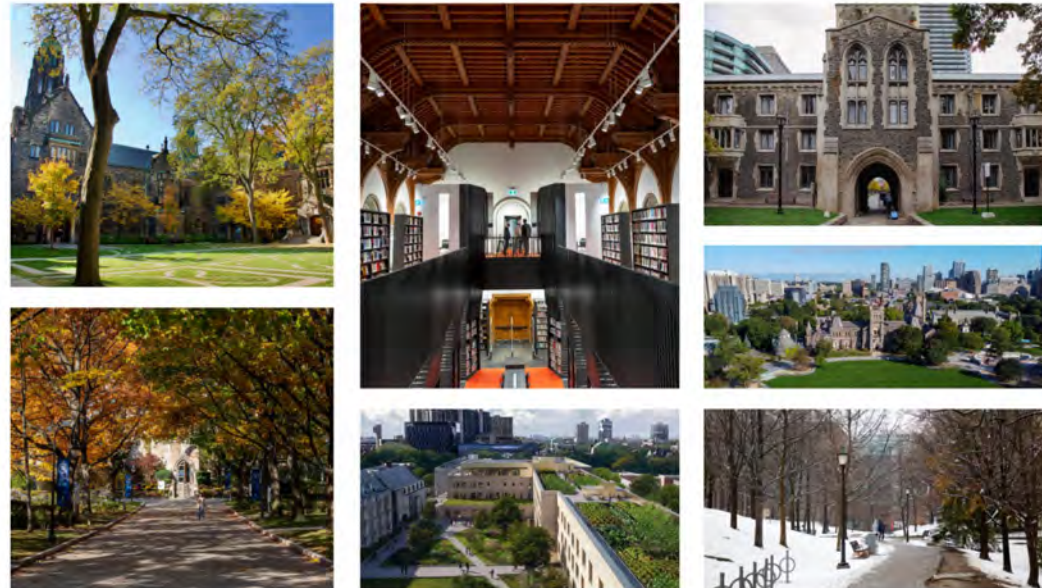


CENTRAL CAMPUS CORRIDOR + GREEN CORRIDOR + NORTHEAST CONNECTION

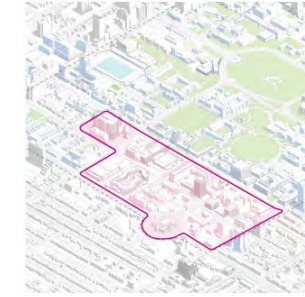


Strengthening east–west and north–south connections to create a cohesive, legible, and pedestrian-focused campus network that enhances the pedestrian experience and reinforces meaningful links between campus and city.

- Central Campus Corridor defined by a significant concentration of cultural heritage resources, low-scale institutional buildings integrated with quads, lawns, and interconnected open spaces
- Limited opportunities for new development, generally low-scale and requiring a careful balance of conservation, stewardship, adaptive reuse, accessibility improvements and infrastructure upgrades
- Evolution of East Campus through a mix of low-scale, mid-scale and taller institutional elements transitioning from core of East Campus to city beyond
- Evolution towards an expanded public realm network as Queen’s Park East and West are reconsidered



WEST CAMPUS ACTIVATION + ISHPADINAA PLACEMAKING



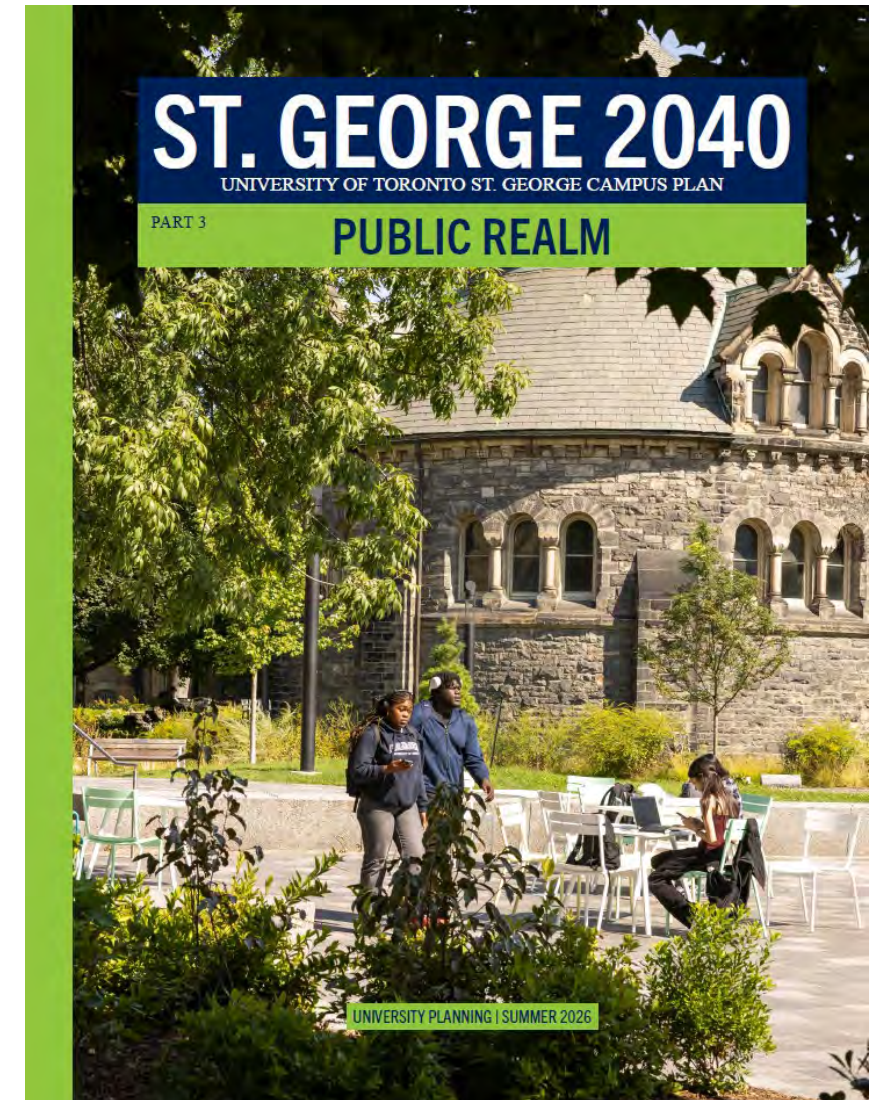
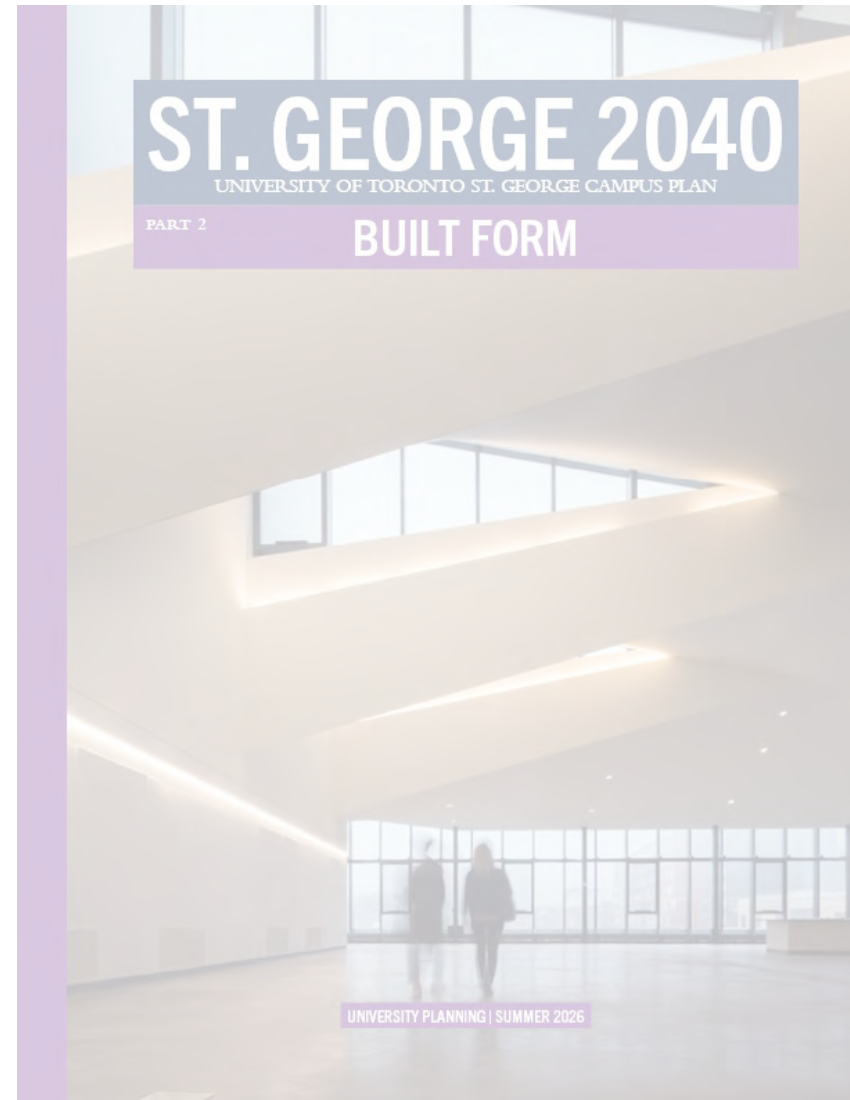
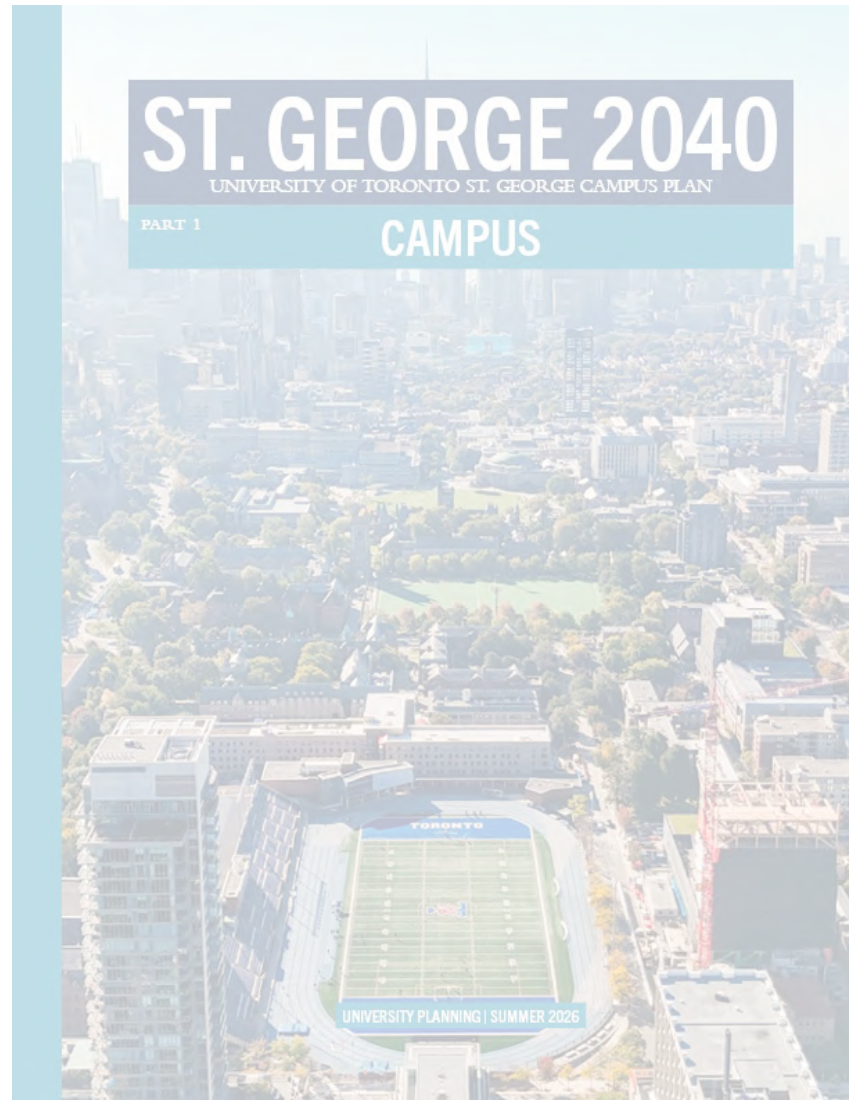
Shaping a dynamic and connected pedestrian-focused urban academic precinct that supports future growth while strengthening connections, anchored by a new Campus Hub and a cohesive, integrated public realm.

- Anticipated to fulfill a critical role in accommodating future academic growth
- Mix of low- and mid-scale institutional buildings, punctuated by taller elements
- Transformation of the street grid into a network of shared streets
- Future development will improve street frontages, activate ground planes, strengthen gateways, and enhance connections to the public realm and adjacent campus precincts
- A major opportunity for a new gateway at Spadina Avenue and College Street



St. George 2040

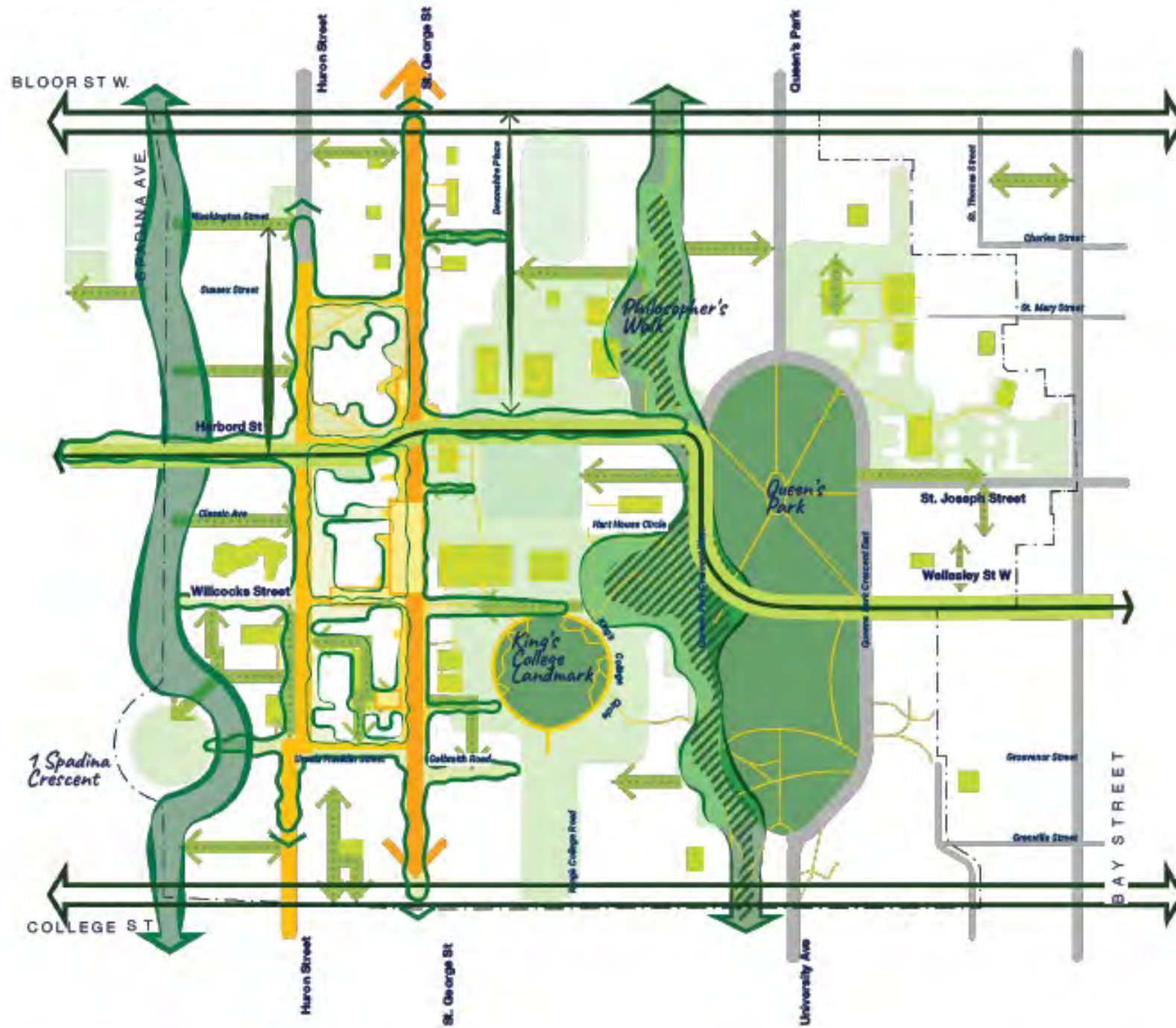
Part 3 – Public Realm





**Public Realm as a Living Lab...
Where Public Life + Meets Urban Ecology**

3 Bold Public Realm Gestures



01/ Land Rejuvenations



02/ Fine-grain Connectivity



03/ Flexible Forum

Envisioning the Public Realm Opportunities



1/
Living Lab Testing Grounds



2/
Large-scale Green Corridor



3/
Connected Network of Quads



4/
Animated Campus Core



5/
Public Life Metabolism



6/
Indigenous Teaching



7/
Welcoming & Inclusive Thresholds

Demonstrating the Public Realm Potential

Demonstration Sites tied to Public Realm Gestures



Campus Address / Urban Destination Street | St. George Street



Ecologically-focused Shared Street | Huron



Campus Hub | Willcocks Commons + Sid Smith Plaza



Active Promenade | North Devonshire Place



Passive Promenade | South Devonshire Place



Choreographed Passages | Midblock Breaks



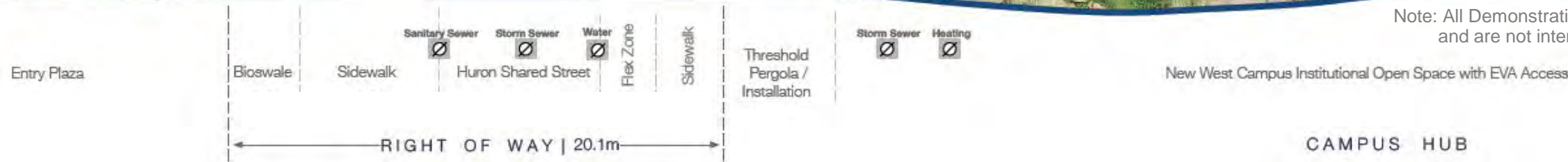
Ishpadinaa Teachings | Spadina Avenue



Welcoming Thresholds | College Street

Demonstrating the Public Realm Potential

Public Life Metabolism at New Campus Hub



Note: All Demonstration Sites illustrate the potential of the public realm and are not intended to represent final or literal design proposals.

Campus-Wide Strategies



Ecology & Sustainability

Strengthen the University as a global sustainability leader by activating the public realm as a catalyst for ecological innovation.



Materiality

Softening the campus to support the University's sustainability goals, while creating a unified, high-quality ground plane experience.



Indigeneity

Incorporating Indigeneity throughout campus, fostering teachings and meaningful collaboration, strengthening relationships, deepening connection to the land.



Furnishings & Elements

Establishing a unified family of furnishings that reinforces campus identity, advances the University's sustainability goals, and harmonizes with the existing material palette.



Mobility

Transform the West Campus through the introduction of shared streets and a connected, pedestrian-prioritized network—advancing the broader campus strategy of creating a more cohesive, people-centered public realm.



Lighting

Improving public realm lighting to enhance comfort and safety, strengthen campus cohesion, and harmonize historic and contemporary identities.



Accessibility & Inclusivity

Create a public realm that fosters sense of belonging and delivers an inclusive, accessible experience for all users—across abilities, backgrounds, and seasons.

Working Across Scales to deliver the Public Realm Vision

Campus to Materiality



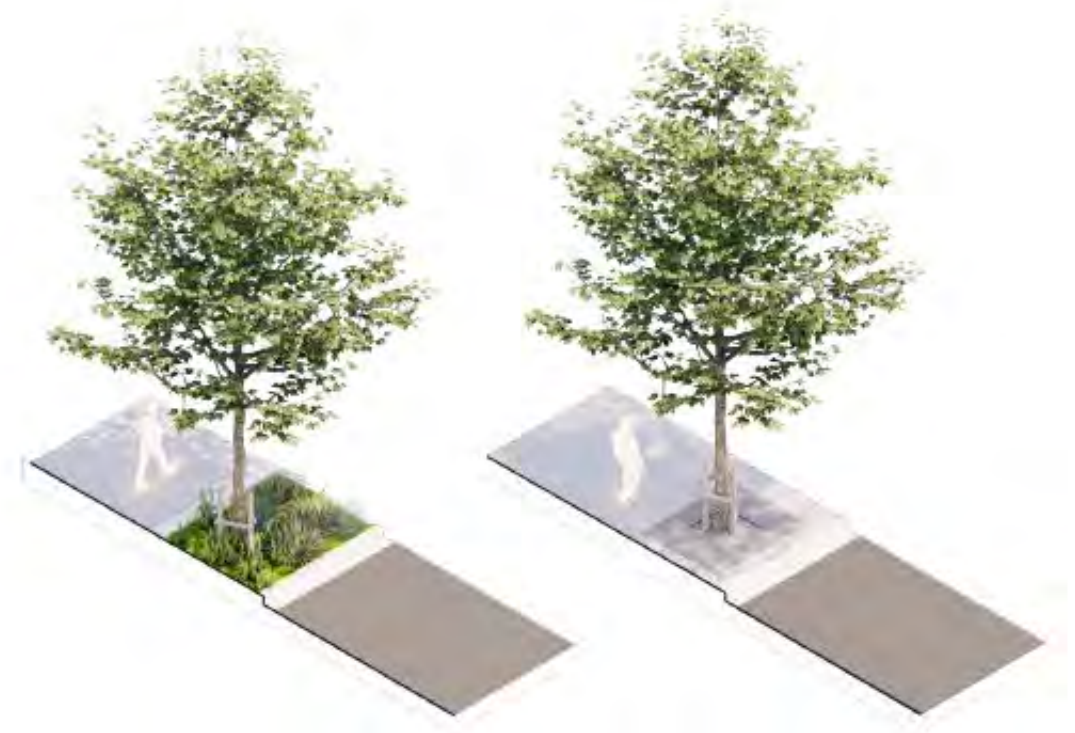
Campus Scale



District Scale

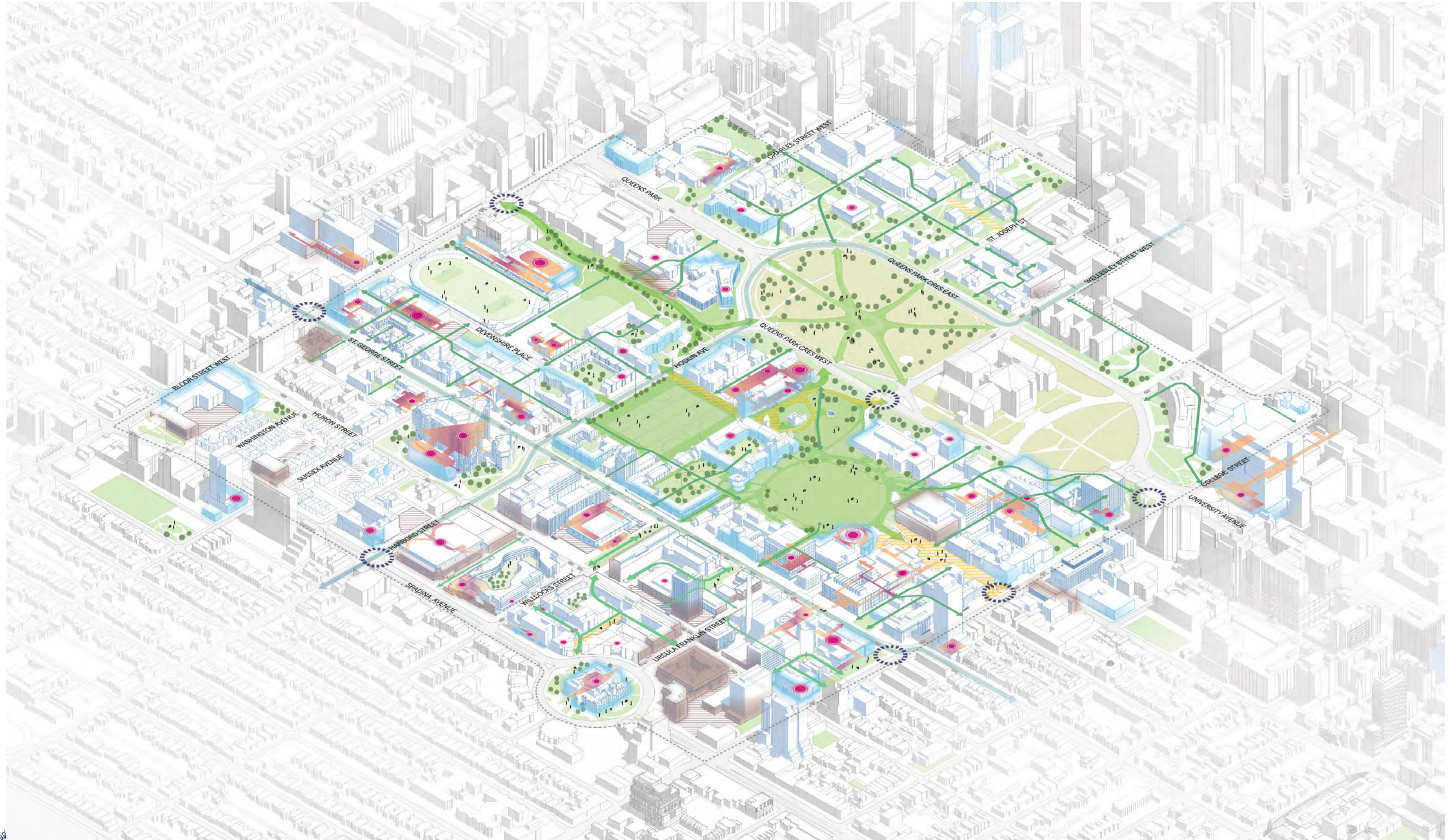


Site Scale

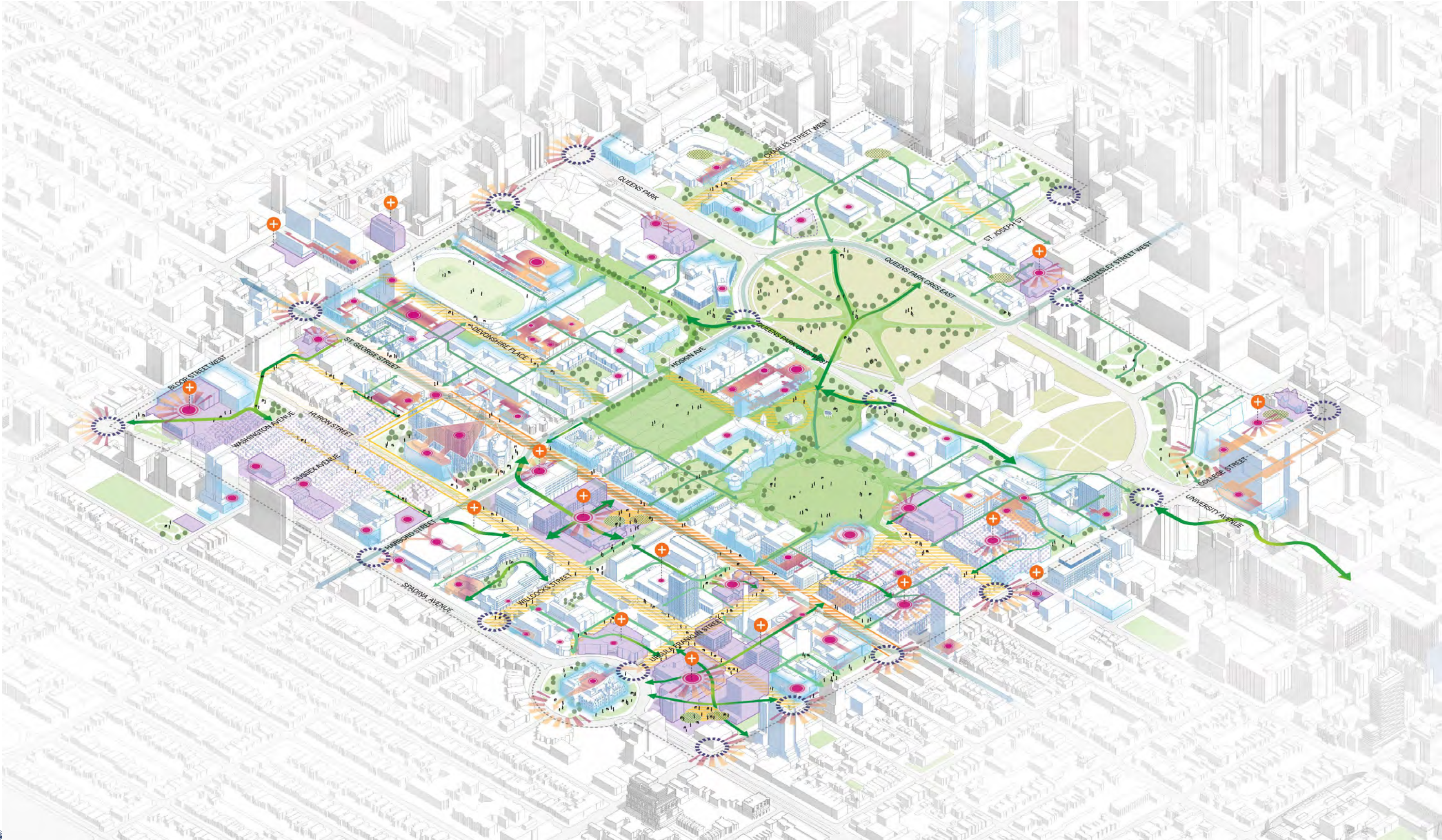


Guidelines Scale

The St. George Campus today...

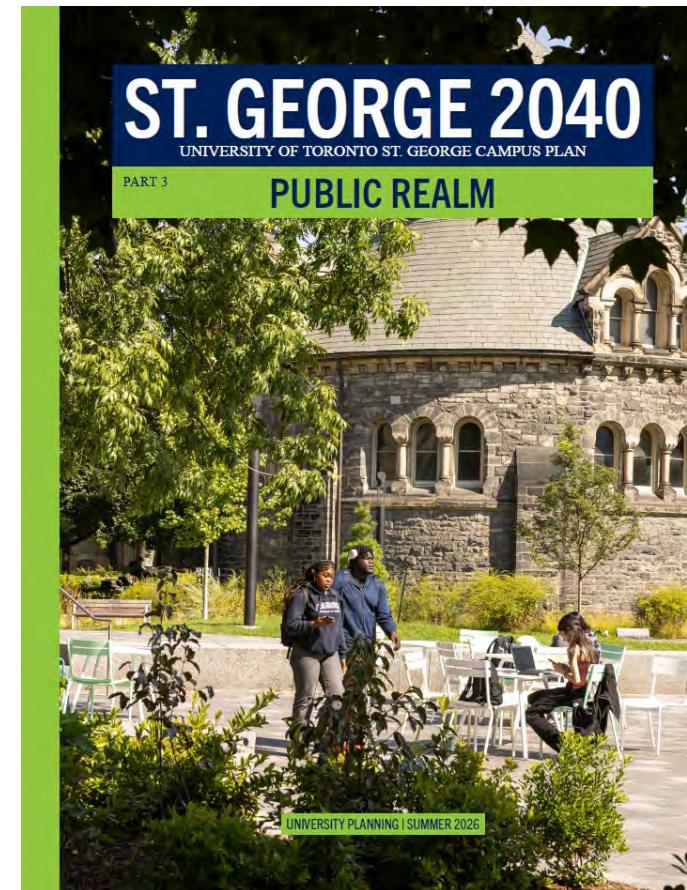
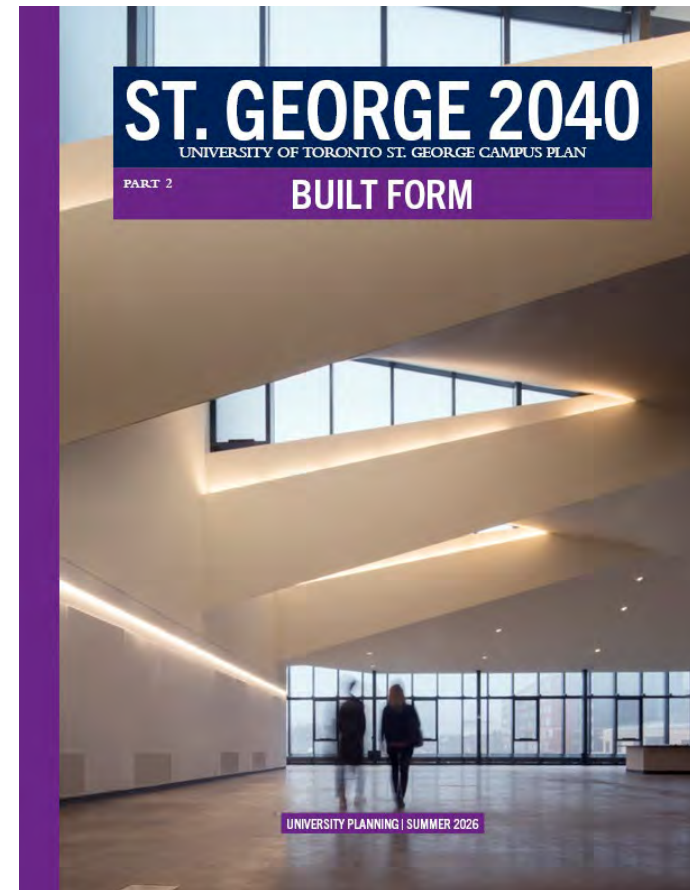
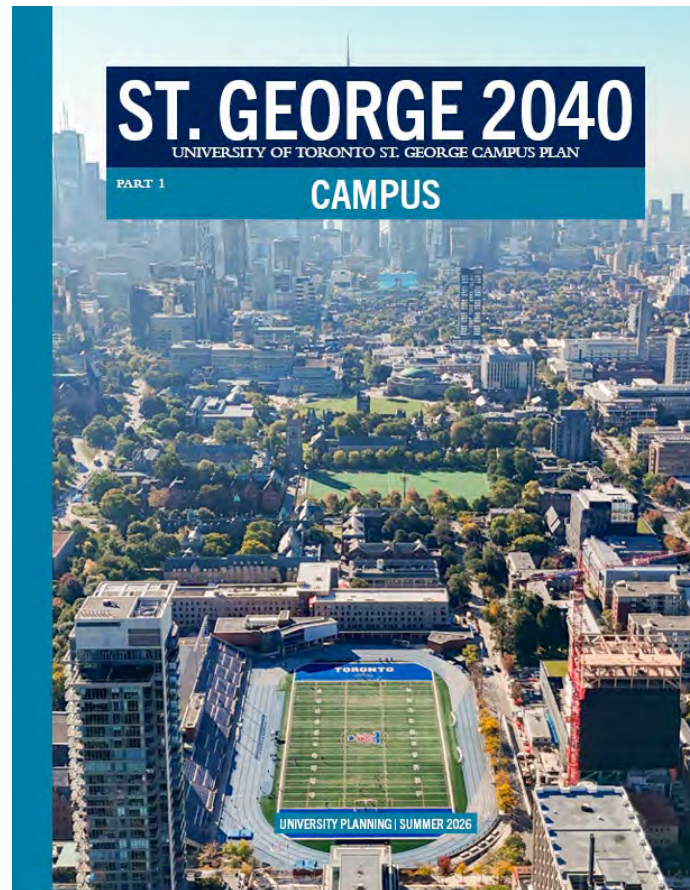


... is envisioned to evolve into a connected and cohesive environment within the city



St. George 2040

Campus Plan



**Towards a vibrant and connected campus
where urban ecology meets public life**



THANK YOU