FOR ENDORSEMENT AND FORWARDING

CLOSED SESSION

TO:	Executive Committee
SPONSOR:	Professor Scott Mabury, Vice President, Operations and Real Estate Partnerships
CONTACT INFO:	416-978-2031, scott.mabury@utoronto.ca
PRESENTER: **CONTACT INFO:**	See sponsor
DATE:	June 8, 2026 for June 15, 2026
AGENDA ITEM:	4b

ITEM IDENTIFICATION:

Capital Project (Level 3): Build More Housing Initiative: On-Campus Housing - Real Estate Partnership - **Project Scope & Sources of Funding**

JURISDICTIONAL INFORMATION:

Under Section 5.1 of the Executive Committee's Terms of Reference, the Committee is responsible for the preparation of the agenda for meetings of the Governing Council. As part of this responsibility, the Committee receives and reviews reports of other committees for transmittal to the Governing Council.

The Policy on Capital Planning and Capital Projects provides that Four Corners Projects capital projects with costs in excess of $50 million (Approval Level 3) on the St. George campus, will first be considered by the Planning & Budget Committee, which shall recommend approval to Academic Board. Following consideration and recommendation by the Academic Board and approval for execution by the Business Board, such proposals are then brought forward to the Executive Committee for endorsement and then forwarded to the Governing Council for approval. [Section 3(b)(ii)(2)(b)] The Policy further states that "any financing will be approved by the Business Board". [Section 3(b)(ii)(3)] Notwithstanding the foregoing, student residences and other student-oriented Capital Projects will require additional oversight by the University Affairs Board. [Section 3(b)(ii)(4)]

GOVERNANCE PATH:

A. Project Development Report:

1. Planning & Budget [for recommendation] (May 6, 2026)
2. Academic Board [for recommendation] (May 28, 2026)
3. University Affairs Board [for concurrence with the recommendation of the Academic Board] (May 27, 2026)

4. Business Board [for approval, for financing] (June 18, 2026)
5. **Executive Committee [for endorsement and forwarding] (June 15, 2026)**
6. Governing Council [for approval] (June 25, 2026)

B. Execution of the Project:

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

PREVIOUS ACTION TAKEN:

On January 19, 2026 the Build More Housing Initiative: On-Campus Housing – ***Real Estate Partnership*** was endorsed by the Executive Committee of the Capital Projects and Space Allocation Committee. (CaPS Exec)

On January 28, 2026 the Build More Housing Initiative: On-Campus Housing – ***Real Estate Partnership*** was approved for Real Estate Partnership by Business Board.

HIGHLIGHTS:

The University of Toronto is advancing a transformative on-campus housing initiative through a strategic partnership with a Development Partner, with the objective of delivering two student residence developments at 167–171 College Street and 40–56 Harbord Street.

Through the University's Four Corner (4C) Strategy, the University has entered into a partnership with the Development Partner to deliver the two on-campus residence projects. The Development Partner brings committed equity capital, a proven development and construction platform, and deep international expertise in building and managing student housing, enabling efficient delivery and a high-quality resident experience. The University brings its land, institutional vision, long-term stewardship, and best-in-class student life operations, ensuring that use, design, and operations remain aligned with the University’s public mandate and mission. Together, the Projects will be advanced through a ground lease and joint-venture structure that maintains University control while enabling disciplined delivery.

The vision for the Projects is to create celebrated, purpose-built student residences that enrich the student experience, strengthen campus community, and contribute meaningfully to the City of Toronto in line with the University of Toronto’s Policy on Student Housing (2006) and the mission of UofT Student Housing.

The Projects respond to a growing shortfall in on-campus student housing at the University of Toronto. Demand for residence spaces significantly exceeds existing supply, particularly for graduate and upper-year students, where availability is limited and demand is projected to continue increasing.

Housing demand across Toronto has intensified in recent years, and the shortage of financially accessible options is particularly acute for students. As private market housing becomes less

attainable, universities are being called upon to play a larger role in providing housing solutions. For the University of Toronto, the scale of the challenge is significant: with a community of over 71,000 students at the St. George campus, the University currently has only 7,788 beds available. Existing housing serves just 2.4% of graduate students and 15.0% of undergraduates. Residential demand analysis focusing on single undergraduate and graduate student housing completed in November 2024 resulted in the following conclusions and recommendations for the St. George campus:

- The University needs to add a minimum of 1,800 beds to continue to meet the first-year undergraduate residence guarantee and expressed graduate student housing demand.
- The University can confidently add 3,700 beds while maintaining optimal occupancy levels, meeting future undergraduate and graduate demand and allowing more students to live in university housing for more of their academic careers.
- The University can aspire to a conceivable high of 8,950 additional beds.

The Projects

40-56 Harbord Street

40-56 Harbord Street is located at the northeast corner of Spadina Avenue and Harbord Street, within the Huron-Sussex neighbourhood. The site has been the subject of prior planning and design work by the University, including the receipt of Official Plan amendment and rezoning in 2020. The project was submitted for Site Plan Approval in 2019 but was not finalized. This residence was initially planned and designed as a 188-bed graduate student residence and was to be an operational extension of Graduate House on the adjacent site to the west.

A demolition permit was submitted for the removal of the existing structures on the site and was granted in 2023. Demolition of the existing structures was completed in November 2023. A building permit was applied for in 2023 but was not finalized as the project was placed on hold by the University due to escalated construction costs. Since then, the site has been vacant and available for redevelopment. The proposed residence will be:

- A residence designed to support graduate students with quiet, well-appointed apartment-style units and carefully curated amenity spaces. These environments will foster wellness, focus, and collegiality, while providing proximity to the libraries, labs, and academic resources that define the St. George campus.

- Designed with massing and architectural treatment that will respect the scale and character of the surrounding residential fabric. Landscaped setbacks and transparent public/private third spaces will reinforce a connection to nature and contribute positively to the public realm, ensuring the project strengthens both the campus and its urban context.

40-56 Harbord Street is primarily intended to serve graduate students. Based on the current design, the building includes 79 residential units comprising 282 beds. The unit mix is composed of two and four-bedroom apartment-style units.

The amenity program will include: parcel lockers, social lounge including communal kitchen, study lounge with study pods, outdoor social terrace, and communal study/social areas on each residential floor. The proposed ground floor retail concept is a “grab-and-go” food offering.

The proposed residence at 40-56 Harbord Street will have a gross construction area (similar to UofT’s GSM) of 10,303 square metres (sm) and a gross floor area of 8,871 sm.

167-171 College Street

167-171 College Street, located at the southwest corner of College Street and McCaul Street, was identified as a strategic opportunity to deliver new purpose-built student housing in a prominent gateway location to the St. George campus.

The identification of this site followed the University’s Housing Demand Study initiated in Spring 2024. A cross-divisional taskforce (including Real Estate Partnerships, University Planning, Spaces & Experiences, and Facilities & Services) undertook a comprehensive review of candidate sites for student housing across the St. George campus to assess near-term development potential. Through this process, the 167-171 College emerged as one of a limited number of sites suitable for near-term delivery. The proposed residence will:

- Provide a program combining apartment and dormitory-style housing enriched with flexible amenity spaces to encourage collaboration, cultural exchange, and active student life.

- Create a welcoming interface between the University and the city. Animated ground-floor uses such as grab-and-go dining and a neighborhood-defining retail space (coffee shop), human-scale design, and open landscapes will reinforce UofT’s civic leadership while supporting inclusive, accessible student housing

167-171 College Street is intended to serve primarily undergraduate students, with a focus on first-year and upper-year students. Based on the current design, the building includes 302 residential units comprising 924 beds, with a mix of two and four-bedroom semi-suites, and two and four-bedroom apartment units.

The amenity program will include: automated parcel lockers; a social lounge with a communal kitchen, games, and soft seating; a study lounge with study pods; a fully equipped gym; and communal social/study lounges with a kitchenette (microwave/stove) on all semi-suite floors; laundry room for semi-suite residents. The proposed ground floor retail concept is a “grab-and-go” food offering.

The proposed residence at 167-171 College Street will have a gross construction area (similar to UofT’s GSM) of 30,381 square metres (sm) and a gross floor area of 28,294 sm.

Sustainability

Both residences will meet or exceed UofT's 2025 Sustainability Guidelines, advancing ambitious targets for energy efficiency and resilient infrastructure. Both projects will be designed and constructed to a LEED Gold level and to meet the Toronto Green Building Standards v5 Tier 1.

Schedule

The proposed schedule for the project is as follows:

Milestone	Date
Cycle 5: Full Governance Approval of Full Project Costs	April 22, 2026 – June 25, 2026
100% Schematic Design	March – June 2026
DRC #1 Review	April 2026
ZALC Application	April 2026
PAC Meeting	May 2026
Design Development	June - October 2026
DRC #2 Review	June 2026
Submit Voluntary Site plan Application	June 2026
DRC #3 Review	September 2026
Building Permit Documents	October 2026 - January 2027
Notice of Review Conditions (NORC)	December 2026
Contract Documents	November 2026 – March 2027
Building Permit Application	January 2027
Tender	January 2027
<u>Construction Harbord</u>	
Below Grade	February – August 2027
Above Grade	August 2027 – May 2029
<u>Construction College</u>	
Demolition	October – November 2026
Below Grade	February – October 2027
Above Grade	October 2027 – April 2030
<u>Occupancy / Ready-for-Takeover</u>	
Harbord	May – June 2029
College	April – June 2030

FINANCIAL IMPLICATIONS:

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

a) Funding Sources

The Projects will be funded through a combination of debt and equity by the *Joint Venture Partnership*.

b) Operating Costs

Operating budgets will be further refined in collaboration between the Development Partner and the University as the Projects advance. Operating costs will funded through revenue generated by the residences. Refer to the "*In Camera"* document for this project.

RECOMMENDATIONS:

Be It Resolved:

THAT the following motion be endorsed and forwarded to the Governing Council:

THAT the project scope of the Build More Housing Initiative: On-Campus Housing - Real Estate Partnership , described in the "Build More Housing Initiative Project Development report On-Campus Housing dated April 22, 2026" for Student Residence Projects at 40-56 Harbord Street and 167-171 College Street, be approved in principle; and,

THAT the project totaling approximately 37,165 square metres (sm) of gross floor area of student residence and amenity space with a total project gross construction area of 40,684 sm be approved in principle, to be funded by the *Joint Venture Partnership.*

DOCUMENTATION PROVIDED:

- Build More Housing Initiative Project Development Report On-Campus Housing dated April 22, 2026

UNIVERSITY OF TORONTO | Real Estate Partnerships

Build More Housing Initiative

Project Development Report

On-Campus Housing

April 22, 2026

I. Project Directive

Vision Statement:

The University of Toronto (“University”) is advancing a transformative on-campus housing initiative through a strategic partnership (“Joint Venture Partnership”) with a Development Partner (“Development Partner”), with the objective of delivering two student residence developments at 167–171 College Street and 40–56 Harbord Street (the “Projects”).

Through the University's partnership with the Development Partner, the Projects leverage complementary strengths to achieve a shared outcome. The Development Partner brings committed equity capital, a proven development and construction platform, and deep international expertise in building and managing student housing, enabling efficient delivery and a high-quality resident experience. The University brings its land, institutional vision, long-term stewardship, and best-in-class student life operations, ensuring that use, design, and operations remain aligned with the University’s public mandate and mission.

The vision for the Projects is to create celebrated, purpose-built student residences that enrich the student experience, strengthen campus community, and contribute meaningfully to the City of Toronto. The residences are intended to be “people-first” communities that prioritize student wellbeing, foster connection, and support academic success, while reflecting a high standard of design and integration with their surrounding context.

The Projects will serve as flagship developments within the University’s Four Corners (4C) Strategy and will embody a holistic approach to campus-building where architecture, public realm, and student life programming are seamlessly integrated to create vibrant, inclusive, and long-lasting communities.

The Projects will not only deliver much-needed housing capacity to the St. George campus but will also establish a new benchmark for institutional-private partnerships in Canada; aligning financial viability with public purpose and creating residential environments that support generations of University of Toronto students.

Statement of Housing Plan:

University of Toronto Policy on Student Housing (June 29, 2006)

Student housing is an important part of the University of Toronto student experience. The University's purpose in relation to student housing is to encourage the development of high-quality communities that support the academic and educational aims of the University community. To this end, student housing shall be administered in a manner that promotes safe, secure and stimulating environments that are conducive to students' academic success and personal growth, and foster a sense of community, civic responsibility, and an appreciation of the diversity of the University community.

a. Recruitment and Retention:

As the attraction of highly-qualified applicants is crucial to the University's academic mission, and as the availability of student housing is an important consideration to many prospective students, residences shall be regarded as one of the tools to be used in the recruitment and retention of highly-qualified students at both the undergraduate and graduate level, including international, exchange, and transfer students.

b. Student Life:

Student housing shall be administered in a manner that endeavors to provide residents with an educationally purposeful community that values learning and supports the intellectual growth of those who choose to live in residence. As the experiences and needs of those living in student housing vary widely, those charged with fostering residence life shall endeavor to provide a varied, rich environment that:

- facilitates a student's academic success;
- promotes and facilitates opportunities for students to lead a balanced lifestyle;
- allows for the expression and development of students' personal, intellectual, religious, and spiritual values within a context of respect for others;
- provides for disciplined communities, where students accept their responsibility for maintaining the order and good management of the community and adhering to the University community's standards for good behaviour;
- enables students to be involved in the civic and cultural lives of their communities;
- provides inclusive, fair and equitable communities, where individual differences are acknowledged, welcomed and accepted within a context of respect for others.

c. Accessibility:

Student housing at the University shall be administered in a manner that is conscious of the varied needs of our highly diverse student population, including single students, students with families, students with disabilities, students with differing sexual orientations, and students from a variety of ethno-heritage and religious backgrounds. The University of Toronto, together with the Federated Universities and other housing partners, are committed to offering housing for all students with disabilities who desire on-campus accommodation and who have registered with the Accessibility Service on their campus, where it is appropriate and reasonable to do so.

Four Corners Strategy (4C)

The three campuses of the University of Toronto contain a concentration of the country's foremost educational, cultural, research, medical and government institutions. These institutions are of global significance and situated amongst a concentration of significant heritage resources, dynamic contemporary architecture, and a wealth of publicly accessible open spaces and distinctive landscapes.

At the St. George Campus, the University is one of the largest landowners in downtown Toronto with over 208 buildings, on 146 acres (59 hectares) of land, and with 14,920,000 gross square feet of facilities in Toronto's downtown core.

The University of Toronto Scarborough comprises 37 buildings across 303 acres (122.5 hectares), totaling 1,733,000 gross square feet.

The University of Toronto Mississauga consists of 51 buildings on 221 acres (89.4 hectares) and a total of 2,122,000 gross square feet.

Together, these collections of uses, buildings and landscapes create a special and distinct area of local, city-wide and global importance. Property values in the Greater Toronto area have escalated significantly over the last several years, and the University recognizes the opportunity for optimizing the development of readily available University-owned properties.

Over the last several years, the University has identified several potential building sites and has developed plans for some of these properties. These plans focus heavily on supporting ancillary operations (now Spaces & Experiences). As UofT further considers opportunities to leverage its real estate portfolio and advance project planning and execution across the institution, it would benefit from a consistent approach to analyzing real estate opportunities and development options. The Four Corners Strategy serves to guide future discussions and decision-making regarding the advancement of real estate Projects.

UofT Student Housing

The mission of UofT Student Housing is to enhance the student experience and support students' housing needs through education, resources, and developing effective systems and processes in collaboration with our partners. To accomplish this mission, UofT's Student Housing has the following vision: Every student has the access and support they need to find and maintain suitable and safe housing so they can learn, grow, and flourish during their time at the University of Toronto and beyond.

UofT Housing Policies include that Residence is guaranteed for all new full-time students entering their first year of university in an undergraduate program for the first time, if they have indicated their interest in residence and met all our deadlines.

Project Purpose

The Projects respond to a growing shortfall in on-campus student housing at the University of Toronto. Demand for residence spaces significantly exceeds existing supply, particularly for graduate and upper-year students, where availability is limited and demand is projected to continue increasing.

Housing demand across Toronto has intensified in recent years, and the shortage of financially accessible options is particularly acute for students. As private market housing becomes less attainable, universities are being called upon to play a larger role in providing housing solutions. For the University of Toronto, the scale of the challenge is significant: with a community of over 71,000 students at the St. George campus, the University currently has only 7,788 beds available. Existing housing serves just 2.4% of graduate students and 15.0% of undergraduates.

71,418 Total Students	**48,408** Undergraduate Students	**23,010** Graduate Students	**6.8%** Enrolment Growth (Last 5 Years)
546 Graduate Beds at St. George	**2.4%** of Beds to Graduate Students	**7,242** Undergraduate Beds at St. George	**15.0%** of Beds to Undergraduate Students

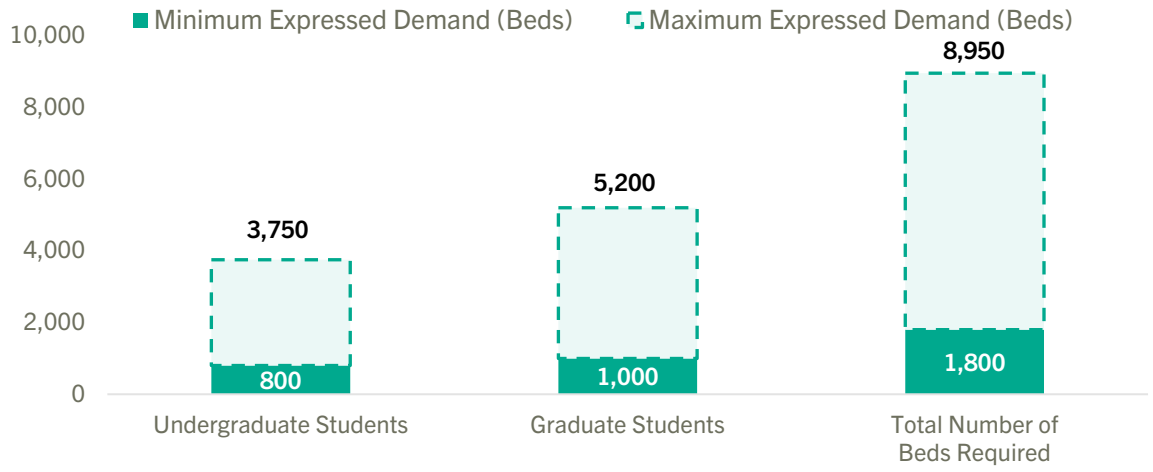
Housing Demand: Qualitative & Quantitative Analysis

As part of the market research process to inform future UofT residences, the University engaged Academica Group in Spring 2024 to consult with our students to conduct surveys around residential demand at the St George campus. Residential demand analysis focusing on single undergraduate and graduate student housing completed in November 2024 resulted in the following conclusions and recommendations for the St. George campus:

- The University needs to add a minimum of 1,800 beds to continue to meet the first-year undergraduate residence guarantee and expressed graduate student housing demand.
- The University can confidently add 3,700 beds while maintaining optimal occupancy levels, meeting future undergraduate and graduate demand and allowing more students to live in university housing for more of their academic careers.
- The University can aspire to a conceivable high of 8,950 additional beds.

In what is considered a realistic and desirable scenario, UofT will require 1,800 additional undergraduate beds by 2035. This scenario predicts higher demand and conversion from non-guaranteed and upper-year students as more space becomes available for them, as well as a small increase in domestic intake. The most ambitious scenario models a four-year housing guarantee for international students and ample space for returning upper-year students. This results in a need for approximately 3,750 additional undergraduate beds.

On the graduate side, three scenarios represent the minimum, mid, and upper bounds of estimation. In Grad Scenario 1, which is considered a reasonably realistic scenario, UofT could confidently add a minimum of 1,000 additional beds to meet expressed graduate student excess demand. Grad Scenario 2 assumes the highest observed Graduate House request rate at 100% conversion, as well as a slight increase in applications. This results in a predicted need for approximately 1,900 additional beds for graduate students. Grad Scenario 3 is aspirational and applies undergraduate first-year request and conversion rates, as well as current Grad House return request rates to modeled first-year demand. This Projects possible demand for 5,200 additional graduate beds by 2035.



Project Background:

40-56 Harbord Street

Graduate and Upper-Year Living:

40-56 Harbord Street is located at the northeast corner of Spadina Avenue and Harbord Street, within the Huron-Sussex neighbourhood. The site has been the subject of prior planning and design work by the University, including the receipt of Official Plan amendment and rezoning in 2021. The project was submitted for Site Plan Approval in 2019 but was not finalized. This residence was initially planned and designed as a 188-bed graduate student residence and was to be an operational extension of Graduate House on the adjacent site to the west.

A demolition permit was submitted for the removal of the existing structures on the site and was granted in 2023. Demolition of the existing structures was completed in November 2023. A building permit was applied for in 2023 but was not finalized as the project was placed on hold by the University due to escalated construction costs. Since then, the site has been vacant and available for redevelopment.

Guiding Vision:

- **Scholarly Retreat:** At 40-56 Harbord Street, we envision a residence designed to support graduate students with quiet, well-appointed apartment-style units and carefully curated amenity spaces. These environments will foster wellness, focus, and collegiality, while providing proximity to the libraries, labs, and academic resources that define the St. George campus.
- **Neighbourhood Integration:** The massing and architectural treatment will respect the scale and character of the surrounding residential fabric. Landscaped setbacks and transparent public/private third spaces will reinforce a connection to nature and contribute positively to the public realm, ensuring the project strengthens both the campus and its urban context.

This long-awaited graduate residence would house graduate students and upper-year students, which will being much-needed relief to the University’s graduate student residence shortage.

167-171 College Street

Undergraduate Focus:

167-171 College Street, located at the southwest corner of College Street and McCaul Street, was identified as a strategic opportunity to deliver new purpose-built student housing in a prominent gateway location to the St. George campus. The site is characterized by underutilized buildings with strong redevelopment potential.

The identification of this site followed the University's Housing Demand Study initiated in Spring 2024. A cross-divisional taskforce (including Real Estate Partnerships, University Planning, Spaces & Experiences, and Facilities & Services) undertook a comprehensive review of candidate sites for student housing across the St. George campus to assess near-term development potential.

Sites were evaluated based on a consistent set of criteria, including location and proximity to campus and transit, planning and policy context, existing building conditions and heritage considerations, site availability and staging requirements, legal and title constraints, and the suitability for a student residence. Through this process, the 167-171 College emerged as one of a limited number of sites suitable for near-term delivery.

Guiding Vision:

- **Vibrant Community:** At 167-171 College Street, the program will combine apartment and dormitory-style housing enriched with flexible amenity spaces to encourage collaboration, cultural exchange, and active student life. This directly addresses unmet demand for undergraduate student housing to serve students at different stages of their academic journey.

- **Civic Presence:** The site will serve as a welcoming interface between the University and the city. Animated ground-floor uses such as grab-and-go dining and a coffee shop, human-scale design, and open landscaping will reinforce UofT's civic leadership while supporting inclusive, accessible student housing.

II. Project Description

Occupant Profile:

40–56 Harbord Street is intended to primarily serve graduate students, consistent with the University's long-standing objective to expand graduate housing capacity on the St. George campus. Demand for this cohort is particularly acute, with existing supply significantly underserving graduate enrolment.

Target occupant groups and corresponding program considerations are to be informed by the University's housing demand analysis and supported by findings from the Academica study, which surveyed student preferences related to unit configuration, affordability, privacy, and access to shared amenities. This residence is therefore envisioned to provide a balance of private living spaces and communal amenities, with a strong emphasis on quiet study environments, wellness, and opportunities for community-building among graduate students.

167–171 College Street is intended to accommodate a broader mix of students, including first-year undergraduate, upper-year undergraduate, and graduate students. Demand for this mix of occupants is supported by the Academica study, which highlighted the need for a diverse range of housing options to serve students at different stages of their academic journey. The 167-171 College residence will therefore incorporate a variety of unit typologies, including dormitory-style and suite-style accommodations, to respond to differing preferences for independence, financial attainability, and social spaces.

Amenity spaces and overall program will be shaped by student feedback captured through the Academica study, with an emphasis on vibrant, activated common areas, collaborative study environments, and ground floor uses that contribute to the public realm. The intent is to create a dynamic residential community that supports both academic success and social engagement, while remaining adaptable to evolving student needs over time.

Across both Projects, there will be continuing refinement to the building program and amenity mix in collaboration with the design team, informed by student survey data and engagement. Ongoing student consultation will be led jointly by Spaces & Experiences and the Office of the Vice-Provost, Students (OVPS), through the Executive Director, Student Housing & Residence Experience, and will include engagement and steering sessions throughout the design process.

Existing Space:

40-56 Harbord Street

40-56 Harbord Street is currently vacant and does not contain any buildings proposed for demolition. The buildings on the site had previously been cleared, and the site is ready for construction.

167-171 College Street

167-171 College Street is currently occupied by two low-rise, two-storey buildings. Notice has been provided to all occupants, in accordance with applicable agreements, to ensure the site will be vacant and available to support the project schedule.

The project contemplates the removal of these existing structures to enable redevelopment of the site. Demolition plans for the existing buildings will form part of the required submission materials as the project advances through approvals.

Space Requirements and Program:

Space Requirements

The space requirements for the Projects are informed by a combination of housing demand analysis, student preference research, and broader institutional considerations. This includes findings from the Academica student survey and supporting consultant work, which establish both the scale of demand and preferred unit typologies for future University-operated housing, alongside insights from the Development Partner.

Student preference data indicates a clear shift toward more independent living arrangements, complemented by thoughtful programming and opportunities for community-building. Suite-style and apartment-style housing are the most preferred formats, followed by modified dormitory configurations that offer increased privacy, such as single bedrooms with semi-private washrooms. Across all cohorts, there is a strong preference for private or semi-private bedrooms, access to in-unit or shared kitchen facilities, self-contained or semi-private washrooms, on-site laundry, and a balance of quiet study spaces and social/common areas.

Preferences vary by student group and will inform differentiated programming across the two residences. Graduate students demonstrate a strong preference for apartment-style housing and require greater accommodation for partners and families. In contrast, undergraduate students, particularly first-entry, continue to show demand for more structured residence environments, including modified dormitory formats with optional meal plans.

In response, the Projects are being designed with a flexible, mixed-typology approach that prioritizes apartment and suite-style units, as well as single-bedroom and dorm-style units with

enhanced privacy. A range of unit sizes will be provided to accommodate individuals, shared living arrangements, and households with partners or families, with an emphasis on long-term adaptability to evolving student demographics and preferences.

The space program and amenity mix will continue to be refined through ongoing design development in collaboration with the Development Partner and the University, informed by continued student engagement and survey data. The objective is to deliver a balanced, high-quality residential environment that aligns with demonstrated demand, supports student success, and remains operationally and financially sustainable over the long term.

Space Program

40-56 Harbord Street:

40-56 Harbord Street is primarily intended to serve graduate students. Based on the current design, the building includes 79 residential units comprising 282 beds. The unit mix is composed of two and four-bedroom apartment-style units.

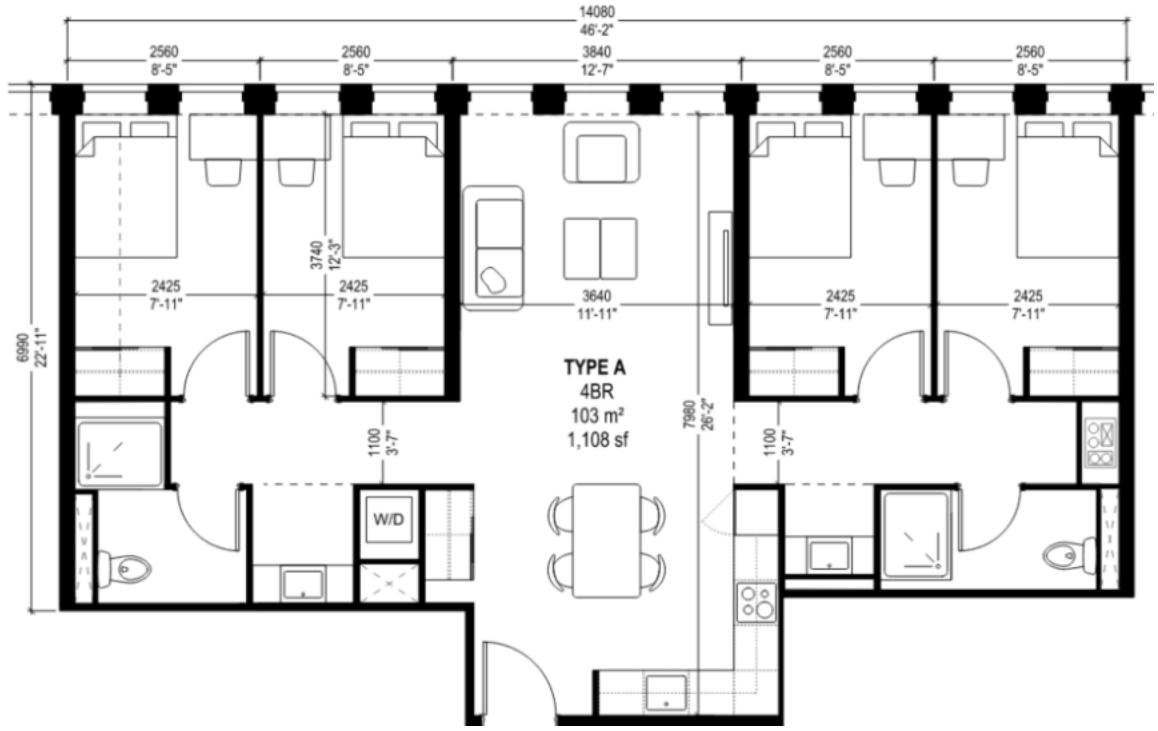
The amenity program will include: parcel lockers, a social lounge including communal kitchen, study lounge with study pods, outdoor social terrace, and communal study/social areas on each residential floor. The proposed ground floor retail concept is a “grab-and-go” food offering.

Please refer to the images below for unit counts, estimated square footage for amenity and ancillary retail areas, and sample layouts.

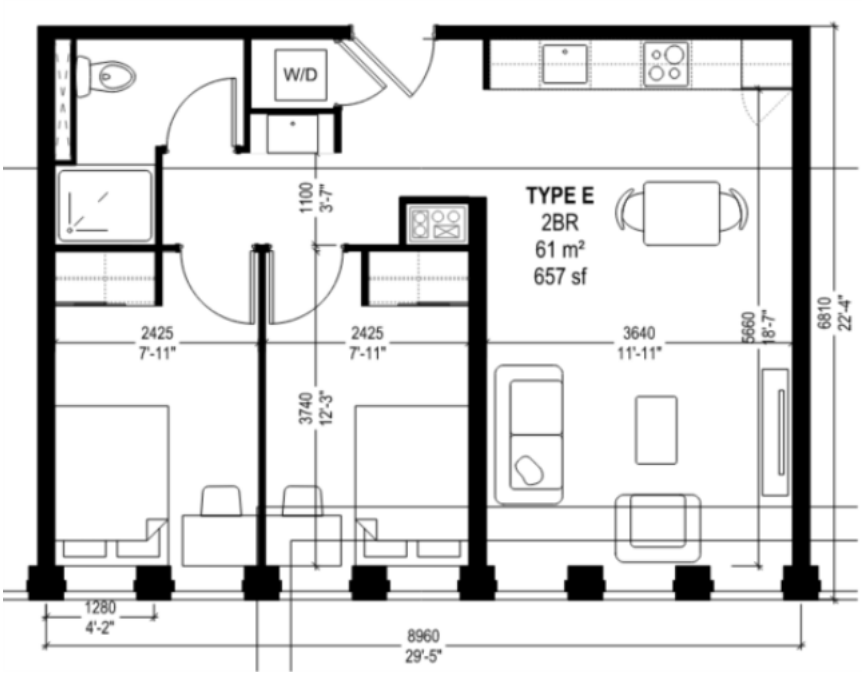
Unit Mix Summary			
	Unit Count	**Bed Count**	**% Beds**
2-Bedroom Apartments	17	34	12%
4-Bedroom Apartments	62	248	88%
Total	**79**	**282**	**100%**

Program Summary			
	GCA (SF)	**GFA (SF)**	**GLA (SF)**
Student Housing	93,377	93,377	79,115
Interior Amenities	3,541		
Ancillary Retail	2,110	2,110	2,110
GFA Reduction	11,873		
Total	**110,900**	**95,487**	**81,225**

4-Bedroom Apartment, Typical Layout:



2-Bedroom Apartment, Typical Layout:



167-171 College Street:

167-171 College Street is intended to serve primarily undergraduate students, with a focus on first-year and upper-year students. Based on the current design, the building includes 302 residential units comprising 924 beds, with a mix of two and four-bedroom semi-suites, and two and four-bedroom apartment units.

The amenity program will include automated parcel lockers; a social lounge with a communal kitchen, games, and soft seating; a study lounge with study pods; a fully equipped gym; and communal social and study lounges with kitchenettes (microwave and stove) on all semi-suite floors. A laundry room will be provided for semi-suite residents. The proposed ground-floor retail concept is a “grab-and-go” food offering.

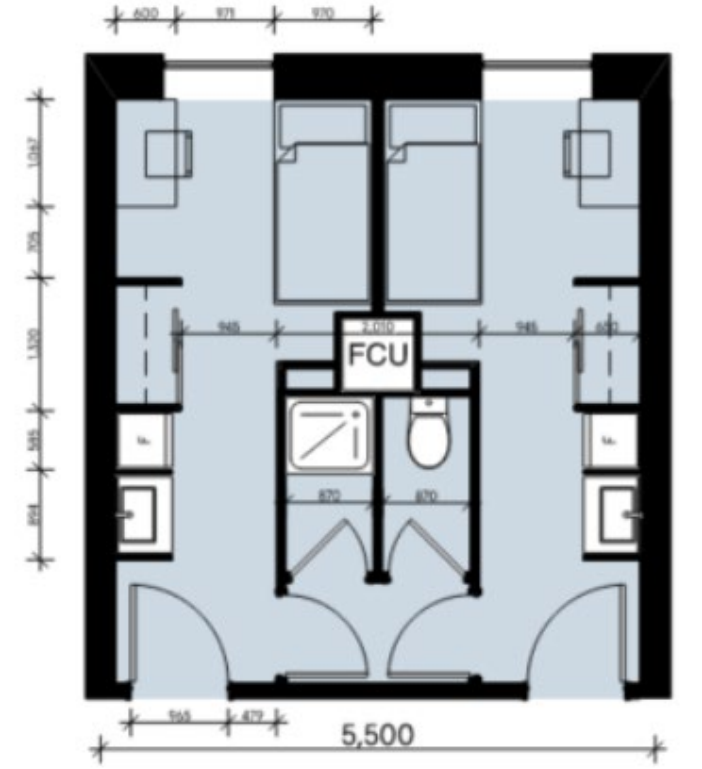
Please refer to the images below for unit counts, estimated square footage for amenity and ancillary retail areas, and sample layouts.

Unit Mix Summary			
	Unit Count	**Bed Count**	**% Beds**
Single Occupancy Semi-Suites	108	216	23%
Double Occupancy Semi-Suites	24	96	10%
2-Bedroom Apartments	34	68	7%
4-Bedroom Apartments	136	544	59%
Total	**302**	**924**	**100%**

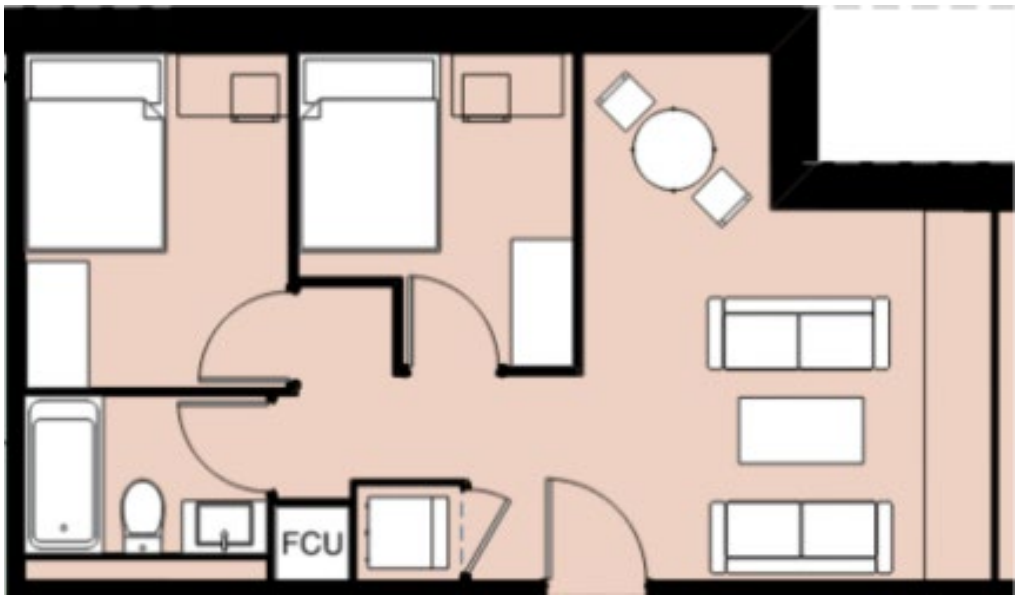
Program Summary			
	GCA (SF)	**GFA (SF)**	**GLA (SF)**
Student Housing	277,436	277,436	210,102
Interior Amenities	10,814		
Non-Residential	27,126	27,126	
GFA Reduction	11,642		1,666
Total	**327,018**	**304,562**	**211,768**

4-Bed Semi-Suite, Typical Layout:

2-Bed Semi-Suite, Typical Layout:



2-Bedroom Apartment, Typical Layout:



4-Bedroom Apartment, Typical Layout:

Building Service Space

40-56 Harbord Street:

Building service spaces at Harbord include the following:

- Ground Floor: Janitorial room, staff washrooms, staff storage and office space, waste disposal area, mechanical, and electrical rooms.
- Every residential floor: electrical and garbage chute rooms.

As mechanical, electrical, structural, and sustainability consultants continue to provide input on the building, the design will evolve accordingly.

167-171 College Street:

Building service spaces at College include the following:

- Basement: District Energy room, mechanical/incoming services, storm water tank, and long-term bike storage.
- Ground Floor: Staff storage, staff office space, and waste disposal area.
- Every residential floor: garbage chute rooms.

As mechanical, electrical, structural, and sustainability consultants continue to provide input on the building, the design will evolve accordingly.

III. Building Considerations

Wellbeing and Mental Health:

The Projects will be designed to support student wellbeing and mental health through a holistic approach that integrates physical space, programming, and community-building. Recognizing the link between the built environment and student success, the residences will provide a balance of private, restorative spaces, and thoughtful opportunities for social connection.

Design will prioritize access to natural light, views, and high-quality indoor environments, alongside acoustically comfortable and quiet areas for study and rest. A range of shared amenities, including study rooms, lounges, programming, and wellness-oriented spaces, will be incorporated to encourage both individual wellbeing and peer interaction.

The residences will also support structured residence life programming, developed in collaboration with Spaces & Experiences and the Office of the Vice-Provost, Students, to foster a sense of belonging, inclusion, and community among residents, and ensuring students are well connected to campus supports and resources. For more information, refer to the University's Presidential & Provostial Task Force on Student Mental Health:

https://www.provost.utoronto.ca/wp-content/uploads/2020/01/Presidential-and-Provostial-Task-Force-Final-Report-and-Recommendations-Dec-2019.pdf.

Standards of Construction:

The Projects will be designed and constructed to a high standard of quality, durability, and performance, consistent with recent University of Toronto residence developments and in accordance with the University's established Residential Design Standards, which will guide building quality, functionality, and user experience. The University's Residential Design Standards can be found at https://realestate.utoronto.ca/residential-design-standards/.

The buildings are to provide comfortable, welcoming, and occupant-focused environments that support a diverse student population. Across both Projects, interior environments will maximize access to natural light within both residential units and common areas, creating bright and airy spaces with appropriate opportunities for lighting control. Artificial lighting will be designed to reinforce a warm and comfortable residential atmosphere.

At 40-56 Harbord Street, the design will respond to its proximity to Graduate House and the Huron Sussex neighbourhood, seeking to complement the existing architectural context. At 167-171 College Street, the design will reflect its prominent urban location, contributing to the public realm through a high-quality, active, and visually engaging streetscape.

Both buildings will be designed to be functional and easily maintained. Durable materials and standardized building components will be prioritized to support long-term operations, ease of replacement, and lifecycle performance.

Overall, the design approach will balance architectural quality, operational efficiency, and long-term adaptability, ensuring that the Projects deliver high-performing student residences aligned with University standards and expectations.

Sustainable Design and Energy Conservation:

The University 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. 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.

The tool used to define the targets and budgets is called the “Charter”. 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 energy and GHG performance for the designs and compared to the Charter targets throughout the design stages.

All applicable Codes, Guidelines or Standards referenced in the standard are to be applicable to the current regulations within the 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 University for consideration.

Both residences will meet or exceed UofT’s 2025 Sustainability Guidelines, advancing ambitious targets for energy efficiency, and resilient infrastructure.

Energy

New construction Projects and major renovation Projects at the University must meet the project-specific energy performance targets established in the 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 UofT district steam or low temperature heating, and district chilled water energy systems. For buildings with mixed uses, the targets are area-weighted using the Charter to determine a set of performance targets that are representative of the programming for both buildings.

Other Targets and Certifications:

The following Certifications and regulations will be mandatory for all New Construction 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.

Exceeding recent building Projects at the University, these Projects will be designed and constructed to a **LEED Gold level**. To obtain LEED Gold, the project will incorporate items such as highly energy efficient cladding, green roofs, solar wall, low VOC materials, water use reduction, high reflectivity roofing materials, and water and energy metering.

Both buildings are designed to meet the **Toronto Green Building Standards v5 Tier 1**. The Projects will incorporate highly energy efficient cladding, to achieve low thermal energy demand intensity (TEDI) of less than 30.

Integration of environmentally sustainable principles into buildings, transportation options, and landscapes, across all categories (materials, indoor air quality, water use and waste reduction)

in addition to energy, is a high priority for the University. City of Toronto Green Roof Bylaw No. 583-2009, Chapter 492 provides green roof requirements.

On-Site Renewable Energy Requirements:

On-site renewable energy requirements included in the Charter will be determined on a project-to-project basis in consultation with the Facilities and Services Sustainability Office (F&S SO). 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 UofT 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 demand of the two buildings 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 F&S SO on the proposed on-site renewable strategy will be required.

Other Energy Considerations

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. F&S SO is to inform the project representatives 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 F&S SO is required to ensure that both Projects will meet future energy and carbon planning targets.

Both Projects are encouraged to address the embodied energy, embodied carbon and other emissions associated with building materials. Reporting of the embodied emissions of 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 F&S on a project-to-project basis.

F&S is to be contacted to provide historical utilities data to the consultant team for the purposes of life cycle costing and energy modelling.

Building Systems:

The building systems of both residences have been designed to operate with current campus utility provisions and to connect to and operate with the updated carbon neutral campus energy system in the future.

40-56 Harbord Street will be connected to the University's district energy system and adhere to the University's revised sustainability guidelines required for DES connected Projects.

167-171 College Street will either be connected to a third-party district energy system or leverage on site equipment and adhere to the University's revised sustainability guidelines required for DES connected Projects.

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.

The 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". Accessibility Services will be consulted throughout the design process. Accessibility considerations will extend to both student residents and staff, ensuring that all spaces support equitable access, inclusion, and ease of use. A minimum of 15% of units in both projects will be accessible.

Both Projects will be designed to create welcoming, dignified and accessible spaces and will consider aspects of design beyond accessibility which may include: health and safety (e.g. age,

fatigue, injuries, egress during emergencies), EDI and all-gender washrooms, vehicular paths, and paths of travel that may be hindered by physical barriers. Accessibility will be reviewed during project planning, Schematic Design, Development, and Construction Documents stages, and additional feedback stages may be established. As such, The Development Partner and their consultants will provide an overview of specific accessibility improvements included in both Projects in the following contexts:

a) at the campus public realm around both sites and connections to the campus,
b) providing access to the buildings,
c) improving overall accessibility of the buildings beyond the ground floor, (e.g. access to other floors, eliminating steps, and improving sightlines) and
d) achieving compliance within specific areas of the buildings (e.g. washrooms, number of accessible suites, visitable spaces within the residence, services, and service counters).

Potential impacts to accessibility and the public realm during construction and mitigation strategies are also to be included in the Accessibility overview and implemented in the construction management plan.

For more information, refer to the University's standards pertaining to Accessibility:

- Facility Accessibility Design Standard (June 2023)
- https://teaching.utoronto.ca/resources/universal-design-for-learning/
- https://people.utoronto.ca/inclusion/edi-at-u-of-t/

Mechanical, Electrical, Building Code, Fire Protection, and Life Safety Systems:

Refer to the University's Residential Design Standards: https://realestate.utoronto.ca/residential-design-standards/.

Personal Safety and Security:

Both residences will be operated by the University 24 hours a day / 7 days a week throughout the year. The building is to be connected to and monitored by both Campus Safety and Student Housing. Safety and security considerations include:

- Residential Access from a major public street, with direct visual access to the street
- Site lighting, providing clear visibility to and from all entrances and interfaces between public and residential areas
- Secure, fob activated residential entrance
- Secure, monitored Residential Lobby

- Secure, keyed Residential Mailboxes and fob-controlled package room
- Residential floors are to be secure from unauthorized entrance via elevator or egress stairs
- Separation between residential entrance, lobby and adjacent public spaces (i.e. retail)
- Securable residential units, securable private residential bedrooms, securable residential washrooms
- Panic buttons and alarm systems within UofT identified common amenity spaces (i.e. laundry room, bicycle storage, universal washrooms)
- Below grade snow melt systems at building entrances

For more information, refer to the University's Residential Design Standards: https://realestate.utoronto.ca/residential-design-standards/.

Elevators:

To increase the overall accessibility and functionality of both buildings, passenger elevators will be incorporated into the design, in compliance with UofT Standards, AODA requirements, the building code, and other applicable regulations.

For more information, refer to the University's Residential Design Standards: https://realestate.utoronto.ca/residential-design-standards/.

Designated Substances:

A preliminary Designated Substance Survey Report (DSSR) was prepared. A third party hazardous environmental materials consultant will investigate and identify designated substances and other site-specific hazardous materials present within the project area as per appropriate regulations and the Ontario Occupational Health and Safety Act.

Abatement construction schedule is included in the overall project schedule by The Development Partner, as the hazardous environmental materials consultant will be retained for the duration of the abatement to perform periodic site inspections and complete documentation.

Signage:

A signage and wayfinding strategy will be developed for the two residences, consistent with the University's Exterior Signage Guidelines and Accessibility Standards. Signage will support intuitive navigation, enhance the user experience, and reinforce the identity of each residence within the broader campus context.

Exterior signage will include building identification, address signage, and site-specific wayfinding elements to support pedestrian and vehicular circulation, including access to entrances, loading areas, and servicing functions.

At 167-171 College, signage will be designed to respond to its prominent urban location and contribute positively to the public realm, while at 40-56 Harbord, signage will be integrated sensitively within the surrounding residential context.

Interior signage will include directories, wayfinding, room identification, regulatory and code-required signage, and provisions for operational and programmatic uses. The signage approach will prioritize clarity, accessibility, and consistency across both buildings.

Where applicable, signage strategies will consider ground floor or ancillary spaces that may accommodate complementary uses, ensuring that any future tenant signage can be integrated cohesively within the overall building signage package.

Site Considerations and Context:

40-56 Harbord Street

40-56 Habord Street is a 0.15-acre lot, with approximately 47 metres of frontage on Harbord Street. The site is bound by laneways to the east, north and west. Spadina Avenue is approximately 50 metres to the west from the site's western boundary and Huron Street is approximately 50 metres from the site's eastern boundary.

The subject site is located at the southern edge of the Huron-Sussex neighbourhood in the northwest quadrant of the University's St. George Campus. The Huron-Sussex neighbourhood includes a mix of residential, institutional and community-serving commercial uses. The interior of the Huron Sussex neigbourhood includes lower scale, 2-3-storey predominantly residential built forms. The neighbourhood's Spadina Avenue and Bloor Street edges include significant institutional buildings including the 10 storey Graduate House on Spadina Avenue

To the immediate west is the site is Graduate House, a 10-storey 435 bed residence supporting University of Toronto students, completed in 2000. To the north of the site is Glen Morris Street, which includes 2-3 storey residential buildings as well as the University of Toronto Early Learning Centre. To the south of the site is the University of Toronto's Warren Stevens Building (55 Harbord Street); a large athletics facility including a several gymnasiums, a field house, and Olympic-sized swimming pool. To the east of the site, east of the laneway is the three-storey Wolfond Centre for Jewish Campus Life, completed in 2004. Beyond Hoskin Street to the east is the 14-storey Robarts Library, which and the recently constructed Robarts Common, a 50,000 square foot 5-storey addition completed in 2022.

The site is well served by local transit including bus, streetcar, and subway service. The site is approximately 470 metres from the Spadina subway station and 500 metres from the St.

George Subway station. The 510 Spadina Streetcar is within a 1-minute walk to the site, approximately 80 metres to the west connecting north to Spadina Station and south with service to Union Station. Harbord Street is also served by the 94A bus that connects to Ossington Station in the west and Castle Frank Station in the east via Harbor, Hoskin and Wellsley Streets. The site also provides immediate access to bike share stations and a network of on-street bicycle lanes.

167-171 College Street

167-171 College Street is approximately 1,087 square metres in area, with approximately 26 metres of frontage on College Street. The site is bounded by a public east-west laneway that connects McCaul Street to Henry Street to the west. University Avenue is approximately 240 metres to the east from the site's eastern boundary and Beverly Street is approximately 155 metres from the site's western boundary.

The site is located on the south side of College Street, outside of the University of Toronto's St. George (UTSG) Campus Secondary Plan boundary. The context surrounding the site includes a mix of residential, institutional, and commercial uses.

To the south and west is a predominantly residential neighbourhood including lower scale, 2-3-storey built forms. The neighbourhood's College Street edge includes commercial uses along the south side and significant institutional uses along the north side of the street, which form the southern edge of UTSG. King's College Road, a gateway into Kings College Circle, is north of the site. Density of uses in the surrounding context generally increases east towards University Avenue and the Queen's Park subway station.

To the immediate west are commercial uses in house-form buildings fronting College Street. To the immediate south at 240 McCaul Street is Ronald McDonald House which provides accommodation for families with ill or injured children. 240 McCaul Street was the subject of applications for Official Plan, Zoning By-law and Site Plan Amendment applications in 2022. A community meeting on the application as held in 2023, and the applications are still under review by the City. To the east beyond McCaul Street Is the University's Health Sciences Building, a 7-storey institutional use.

The site is well served by local transit, including streetcar and subway service. The site is approximately 240 metres from the Queen's Park subway station and served by the 506 Streetcar. The site is also close to bike share stations and a network of on-street bicycle lanes.

Master Plan:

In 2025, the University initiated an update to its 2011 St. George Campus Master Plan. When complete, the St. George (UTSG) Campus Plan 2040 will replace the 2011 St. George Campus

Master Plan, creating a renewed framework for future campus growth and evolution. The UTSG Campus Plan is intended to be used in conjunction with the University's policies, design standards, and the St. George Campus Secondary Plan, supporting informed decision-making across all scales of project planning and implementation. The plan is expected to be presented for review and approval throughout Spring and Summer 2026.

Heritage Status:

40-56 Harbord Street

The site is currently vacant and does not include any listed or designated heritage properties under the Ontario Heritage Act. Within the broader context in the Huron Sussex Neighbourhood including on the north side of Glen Morris Street to the north of the site are several sites that were identified as holding heritage potential through the University of Toronto St. George Campus Urban Design Guidelines adopted by Council on July 19, 2022. These addresses include 18, 14, 10, and 8 Glen Morris Street. 4 Glen Morris Street, St. Paul's Evan. Lutheran Church, is a listed building.

The rear lot line of 15 Glen Morris Street, a designated building under the Ontario Heritage Act, abuts the rear laneway that forms the site's northern boundary. 15 Glen Morris was the site of previous planning approvals process which resulted in a decision by the then Ontario Municipal Board in 2008 to pass By-law 880-2009(OMB) which permits an 18-unit, eight-storey residential building with a maximum gross floor area of 1,850 square metres on the site. This site-specific permission is carried over into Site and Area-Specific Policy 9 within the 2022 UofT Secondary Plan.

167-171 College Street

167 College Street was listed on the City's Heritage Register in 2018, as part of a larger study of properties along College Street between University Avenue and Bathurst Street. A Preliminary Heritage Evaluation Report was prepared by ERA in 2025 in preparation for future strategic planning and redevelopment of the property. The ERA team determined that the property meets none of the nine provincial criteria prescribed for designation under the Ontario Heritage Act. The City of Toronto Heritage Planning agreed with the findings of the report. Development of property that is listed on the heritage register is typically subject to approval of Heritage Planning staff, and a Heritage Impact Assessment is required as part of the redevelopment process. 171 College Street is not currently included the City's Heritage Register.

Archaeological Status:

A Stage 1 Archaeological Assessment of 167-171 College Street led to the conclusion that there is no potential for the presence of significant archaeological resources that may be impacted by site preparation or construction activities necessitated by redevelopment.

40-56 Harbord Street has not been identified as having archeological potential.

Municipal Approvals:

The two residences are being advanced under the Province of Ontario's Bill 185 (Cutting Red Tape to Build More Homes Act, 2024), which introduced Section 62.0.2(1) of the Planning Act. This provision exempts undertakings of post-secondary institutions, undertaken in furtherance of their institutional objectives, from the requirements of the Planning Act and related provisions of the City of Toronto Act, 2006.

As a result, the Projects are not subject to municipal planning approvals such as Official Plan Amendments, Zoning By-law Amendments, or Minor Variances. Notwithstanding this exemption, the University is continuing to engage proactively with the City of Toronto, local stakeholders, and the community to support a coordinated and transparent planning process.

While exempt from the Planning Act, the Projects remain subject to all other applicable legislation and regulatory requirements, including the Ontario Building Code, Ontario Heritage Act, Environmental Protection Act, and municipal by-laws governing matters such as servicing, tree protection, and right-of-way occupancy, as examples.

In alignment with its established approach under Bill 185, the University will undertake a voluntary review process with the City, including pre-application consultation and a scoped Voluntary Site Plan Application (VSPA), to facilitate early identification of technical requirements. This process focuses on "Applicable Law" and areas of continued municipal jurisdiction, while providing flexibility to tailor submission requirements to the needs of each project.

The University will also continue to engage its internal governance and review processes, including the Design Review Committee and consultation with relevant stakeholders, to ensure that the Projects meet institutional standards for design, accessibility, sustainability, and community integration.

Through this approach, the Projects are expected to benefit from a streamlined approvals pathway while maintaining a high standard of design review, regulatory compliance, and stakeholder engagement.

Landscape and Open Space:

Welcoming, landscaped spaces will enhance the pedestrian connection with the neighbourhood environment. Hardscaping and soft landscaping are to be included at primary and secondary residence entrances at both Projects. Hardscaping and planting are to enliven the street and support and integrate with pedestrian access, bicycle parking, and activated retail seating. Provision of at-grade planting includes shrubs, flowers, and grasses. Local plant species have been selected for resiliency and pollinator support.

Special attention will be paid to the Living Lane connection east of 40-56 Harbord Street, ensuring the building offers a permeable and transparent ground floor to the pedestrian realm.

New City of Toronto street trees, with soil cell infrastructure, will be added along Harbord Street.

Landscape design for the Projects will be guided by the University's broader objectives related to placemaking. The design approach will draw on established principles that recognize the historical and cultural significance of the St. George campus, including the legacy of Taddle Creek and its role in shaping the University's landscape. Both Projects will include appropriate Indigenous engagement in landscape design.

Across both sites, the public realm will incorporate a consistent and high-quality palette of materials and planting, with opportunities to reference natural systems and Indigenous ways of knowing through elements such as water, material expression, and spatial continuity. These interventions are intended to create welcoming, reflective, and socially active environments that support gathering, movement, and connection.

Collectively, the landscape strategy will contribute to a more unified campus experience, reinforcing connections between key precincts and advancing the University's commitment to inclusive and meaningful public spaces.

Existing Trees:

An arborist report will be commissioned for both sites to outline any trees at risk on the two sites. However, from preliminary evaluations, there appears to be no trees at risk of being harmed by the construction directly on site. However, there are trees in adjacent properties that may require protection.

Site Access and Transportation:

Both buildings are being designed to have primary entrances along main streets (Harbord and College). Loading for garbage collection will be allocated along adjacent laneways. The biking

amenities will be accessible from the ground floor at 40-56 Harbord Street, and through stairs at 167-171 College Street.

A transportation consultant will be engaged to advise on loading, access, traffic, and site access. These reports will inform design of both sites.

Site Servicing:

Connections to the University District Energy systems are being explored for both sites. An alternative district energy connection may be pursued at 167-171 College Street.

Civil consultants will be engaged to provide functional servicing reports, stormwater management reports, and civil drawings to inform connections to City water and sewers.

Electrical and mechanical engineers will be engaged to support to design of the electrical and mechanical systems for both Projects.

Soil Conditions:

Geotechnical and hydrogeological investigations have been undertaken at Harbord. In these reports, multiple foundation options are viable, and the water table appears well below grade. Groundwater met applicable standards, informing excess-soil handling and disposal strategies.

Geotechnical and hydrogeological reports will be commissioned for both sites to inform the design process and be submitted as part of V-SPA process.

Campus Infrastructure Considerations:

Environmental Issues, Regional Conservation, Ministry of the Environment, Conservation and Parks

40-56 Harbord Street:

A Phase 1 Environmental Site Assessment (ESA) was completed in March 2025 for the Harbord site. The site presents no unusual or prohibitive environmental risks for redevelopment. The site has been used for residential purposes since at least the late 1800s and was most recently occupied by University of Toronto residential buildings. There is no evidence of past industrial or high-risk commercial uses on the site. Issues identified in the report are typical for an urban residential property and can be addressed through standard construction and soil management practices.

167-171 College Street:

A Phase 1 ESA was completed in January 2025 for the College site. The report did not identify any historic industrial or heavy manufacturing uses on the site. No evidence of existing contamination was observed during the site inspection, and overall site conditions were found to be good.

Environmental Activity and Sector Registry (EASR):

Both Projects will be required to comply with applicable environmental regulations, including registration on the Environmental Activity and Sector Registry (EASR), as required under the Environmental Protection Act.

At the current stage of project development, detailed technical studies are ongoing. EASR registration will be advanced for both projects at a later stage, once design has progressed sufficiently to support the required technical submissions and documentation.

Parking (Vehicular and Bicycle)

40-56 Harbord Street:

No vehicular parking is proposed. Bicycle parking will be provided, consistent with student demand and stakeholder feedback, all accommodated within secure indoor facilities.

167-171 College Street:

Consistent with the Harbord site, no vehicular parking is proposed at the College site. Bicycle parking will be provided, consistent with student demand and stakeholder feedback, all accommodated within secure indoor facilities.

Secondary Effects:

Secondary Effects include reasonably foreseeable indirect effects caused by an action or project later in time or farther removed in distance, including induced changes in the pattern of land use, population density, or growth rate and related effects on the human environment. Responsibility of secondary effects are to be determined in consultation between the University and The Development Partner.

40-56 Harbord Street

Construction:

The construction of 40-56 Harbord will result in several temporary impacts on the surrounding campus and neighbourhood, including:

- Site hoarding, laydown, and staging requirements, which may extend beyond the site and

require agreements for use of adjacent laneways or rights-of-way;
- Potential impacts on access, egress, and operations of adjacent University and neighbouring buildings, including the Early Learning Centre and Graduate House;
- Temporary disruptions to nearby University services and infrastructure, including utilities, IT systems, and fire and security systems;
- Construction-related traffic impacts, including delivery routes, waste management operations, and potential conflicts with existing servicing for nearby facilities;
- Noise, vibration, and general construction disturbance, with particular consideration for sensitive adjacent uses and equipment;
- Public realm impacts, including pedestrian circulation and safety around the site;
- Potential requirements for vibration monitoring and dust mitigation measures in accordance with City requirements;
- Removal and relocation of existing grounds storage operations;
- Potential opportunities or requirements for community art installations on hoarding within the public right-of-way, subject to approvals.

Post Completion:

Following completion, the Project may result in the following longer-term effects:

- Permanent removal of approximately 8 existing parking spaces currently managed by the University;
- Changes to service and delivery patterns associated with the operation of the residence, including increased service vehicle activity;
- Potential localized traffic impacts during peak periods, including student move-in and move-out;
- Ongoing interaction with adjacent University facilities, including Graduate House and the Early Learning Centre, including noise and servicing considerations;
- Integration with campus-wide environmental, health, and safety systems, including emergency response planning;
- Potential impacts on University infrastructure and utilities, to be confirmed through further coordination with Facilities & Services and the City of Toronto;
- Removal of interim site uses and associated communication with University stakeholders.

167-171 College Street

Construction:

The redevelopment of the College Site will similarly result in temporary impacts, including:

- Relocation of existing academic occupants within 167 College Street, and termination/vacation of a commercial restaurant tenant at 171 College Street will be required to facilitate redevelopment, with transition planning, tenant communication and relocation arrangements to be undertaken by the University in accordance with applicable policies and timelines;
- Demolition of existing buildings and associated construction activities within a constrained urban site;
- Site staging, hoarding, and potential use of adjacent public realm or laneways, subject to required approvals;

- Impacts on pedestrian and vehicular circulation along College Street and McCaul Street;
- Temporary disruptions to adjacent University and third-party buildings, including access, servicing, and utilities;
- Construction traffic management, including deliveries, waste removal, and coordination with other nearby projects;
- Noise, vibration, and dust impacts associated with demolition and construction;
- Public safety considerations in a high-traffic urban environment;
- Potential impacts to existing underground utilities and infrastructure identified through subsurface investigations.

Post Completion:

Following completion, the Project may result in:

- Increased pedestrian activity and activation along College Street, contributing to the public realm;
- Changes to servicing and loading operations associated with the residence and any ground floor uses;
- Potential localized traffic impacts during peak periods, including student move-in and move-out;
- Integration with existing campus infrastructure and utilities;
- General impacts associated with intensification at a prominent campus location.

Construction Logistics and Phasing Considerations:

40-56 Harbord Street

A construction management plan is in development for the Harbord site to coordinate with active laneways bordering the western, northern, and eastern property limits, along with Harbord roadway and right of way extents to determine whether the active bicycle lane needs to be occupied during construction. Existing services will be reviewed with the consultants and construction manager for future utility connection locations and initiating all applicable service applications. Any existing infrastructure conflicting with new construction will be reviewed further. This includes, but is not limited to, hydro poles, street lighting, trees, parking infrastructure, and telecommunications.

167-171 College Street

A construction management plan is also in development for the College site to coordinate with the western and southern laneway, along with the College and McCaul roadways/sidewalks. Careful attention to existing TTC streetcar infrastructure will be taken for any short-term occupation permits and construction activities such as formwork (i.e. fly forms). Further, as it relates to locating the construction hoist, concrete pump, and general staging, detailed maneuvering plans will be developed to determine whether additional space is required

outside of the development site. Like Harbord, existing services will be reviewed in detail with our consultants and construction manager to determine future utility connections and initiating all service applications.

Milestone Schedule:

Refer to Appendix A.

UNIVERSITY OF TORONTO | Real Estate Partnerships

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