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
PRESENTERS:	Professor Scott Mabury, Vice-President, Operations and Real Estate Partnerships Christine Burke, Assistant Vice-President, University Planning
CONTACT INFO:	416-978-2031, scott.mabury@utoronto.ca 416-978-4333, christine.e.burke@utoronto.ca
DATE:	June 8, 2026, for June 15, 2026
AGENDA ITEM:	4a

ITEM IDENTIFICATION:

St. George Campus Plan 2040

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.

Under the Policy on Capital Planning and Capital Projects Section 1a. Planning Context -

Campus Master Plans ("Master Plans") - "The Master Plans for the University of Toronto campuses provide a framework for future development. They identify development potential within the defined boundaries of each campus while building on their strengths and drawing from unique campus environments in order to ensure high quality buildings and open space. The Governing Council, on the recommendation of the relevant governance bodies, shall adopt campus Master Plans for the University's St. George, Mississauga and Scarborough campuses, as well as for other University-owned properties as required. Normally, Master Plans will be reviewed every 10-15 years."

GOVERNANCE PATH:

1. Planning & Budget [for recommendation] (May 6, 2026)
2. University Affairs Board [for recommendation] (May 27, 2026)
3. Academic Board [for recommendation] (May 28, 2026)
4. **Executive Committee [for endorsement and forwarding] (June 15, 2026)**
5. Business Board [for information] (June 18, 2026)
6. Governing Council [for approval] (June 25, 2026)

PREVIOUS ACTION TAKEN:

At the July 5th, 2024 meeting of the Capital Project and Space Allocation (CaPS) Executive Committee, the Terms of Reference for the University of Toronto St. George Campus Master Plan 2040 was approved.

On September 20th, 2024 the project consultant fees were approved by CaPS Executive Committee.

On May 21st, 2025 CaPS Executive Committee approved an increase in consultant fees prior to awarding the final RFP.

HIGHLIGHTS:

The University of Toronto St. George Campus Plan (UTSG Campus Plan) establishes a flexible and forward-looking framework to help guide the future development of the University of Toronto's St. George Campus through 2040. Since the 2011 St. George Campus Master Plan there has been much progress and change on campus including the substantial number of capital projects undertaken which have demonstrated the University's leadership in city building and have resulted in an improved campus that enhances the urban fabric of the downtown core. Demonstrated in recent projects is the evolving context on important aspects such as accessibility, indigeneity, sustainability and public realm which warrant an updated framework to consider these successes while identifying current aspirations.

Building on the recent 2023 St. George Campus Secondary Plan, the UTSG Campus Plan provides a renewed approach to shaping a sustainable, resilient and high-quality campus environment that supports the University's mission, goals and evolving needs.

The UTSG Campus Plan is organized as a three-part compendium:

- **Part 1: Campus –** Establishes the foundational framework for the St. George Campus, grounded in its vision, guiding priorities, driving values, and campus-wide Structure Plan, which together set a cohesive direction for campus growth and evolution to 2040.
- **Part 2: Built Form –** Outlines a framework for the ongoing physical development of the campus, identifying key University considerations for future development and capital projects – both at a campus-wide scale and within the varied areas of the Structure Plan.

- **Part 3: Public Realm –** Provides a vision for the campus public realm, building on recent initiatives and capital projects of notable impact, including the Landmark Project. The public realm framework identifies key opportunities together with conceptual demonstrations and campus-wide strategies.

Developed as a strategic document, the UTSG Campus Plan addresses campus-wide physical development. Rather than prescribe detailed site-specific development capacity and building envelopes, space planning allocations or academic unit requirements, the UTSG Campus Plan offers overarching University direction on key campus priorities and future development considerations. This 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.

Process & Engagement

Led by University Planning with key input provided by the Project Steering Committee, the UTSG Campus Plan is informed by extensive engagement with students, faculty, staff and the broader community along with the expertise of three external consultant teams (Public Engagement Consultants, Public Space Public Life Study Consultants and Public Realm Plan Consultants). The project was presented regularly at the University's Community Liaison Committee and underwent four reviews with the University's Design Review Committee throughout 2025-26.

Engagement throughout the 2025 calendar year and into early 2026 utilized a range of outreach tools and activities to gather feedback from the University community at large. These included a project website, news releases, online surveys, visioning workshops, pop-up booths, and two community open house events. Consistent feedback identified favorite campus indoor and outdoor spaces as those that actively support campus life, foster gathering, and accommodate a mix of activities. The community expressed a desire for more of these places, along with improvements to campus gateways, edges, and cross-campus connections, among other priorities detailed in the engagement summary report.

Supporting and informing the work of the Campus Plan is the Campus Public Space and Public Life Study. The Study employed a variety of research methodologies, including a response-based online survey, a place inventory to understand the quality of open spaces on campus, and a series of public life observational studies to provide an in-depth understanding of current campus conditions. The work identifies opportunities for improvement and establishes a baseline for evaluating the impact of future projects. The findings highlight where consistent public life occurs throughout all studies and why that might be, where lower activity levels are occurring and why, the role of St. George Street as both a connector and a divider, and when the campus community spends time on campus.

Vision & Purpose

The Campus Plan vision statement, read in conjunction with the three Guiding Priorities and eight Driving Values, reflect the needs and aspirations of the University community and support a campus that is inclusive, vibrant, resilient, and student-centered.

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.

3 Guiding Priorities:

- Transforming Our Society
- Modelling Our Urban Future
- Leading in Research & Education

8 Driving Values:

- Environmental Sustainability & Resilience
- Health & Wellbeing
- Indigeneity
- Heritage Stewardship
- Urban Campus
- Mobility & Connection
- Inclusion & Belonging
- Campus Life

The Campus Plan recognizes the strong interconnections and overlap that exist amongst the values, which serve as a lens through which new proposed projects shall be evaluated to ensure these are prioritized towards 2040 and beyond.

Towards a Connected Campus

Implementation of the 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 and innovation more prominent, providing housing for the University community and strengthening the academic core of the campus. These ambitions are enacted in the campus-wide structure plan which identifies the following opportunities:

- **Central Campus Core:** Identifies an extension of the historic core through the Landmark Project from the Gateway at King's College Road and College Street, continuing beyond Hoskin Avenue up Devonshire Road to Bloor Street West.
- **Green Corridor:** Builds upon the bold vision of the City's University Park project, 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.
- **Northeast Connection:** Highlights the need for enhanced east-west connectivity across the campus for the benefit of our students, staff and faculty.
- **West Campus Activation:** Brings attention to unify and improve the campus experience in the southwest quadrant through enhanced pedestrian connectivity with an enhanced 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 interior to exterior activation. University acquisition of the southwest corner parcel at

Spadina and College Streets provides significant opportunity for future revitalization and placemaking.

- **Ishpadinaa Placemaking:** Recognizes Spadina Avenue as an Indigenous Placemaking Corridor to create meaningful connection at the campus' western edge. The name Ishpadinaa, anglicized to 'Spadina', traces this relationship to the land by identifying the positioning of the highland or rise in the land which sits atop a ravine overlooking 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.
- **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.
- **Civic Corridor:** Seeks to better engage the dynamic urban experience and cultural corridor along the north edge of campus at Bloor Street.
- **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.

Together, the 2040 Campus Plan seeks to move towards a welcoming, connected campus. Grounded in the vision, guiding priorities, driving values and campus-wide Structure Plan and articulated into a built form and public realm which operate in tandem to support academic excellence and campus life, the Plan defines both the aspirations and priorities that will shape the campus's future evolution. The UTSG Campus Plan forms an integrated and coordinated approach to campus development – ensuring that future investments in buildings, public realm, and infrastructure are aligned, mutually reinforcing, and responsive to evolving institutional needs.

FINANCIAL IMPLICATIONS:

None.

RECOMMENDATION:

Be It Resolved:

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

THAT the University of Toronto St. George Campus Plan be approved in principle.

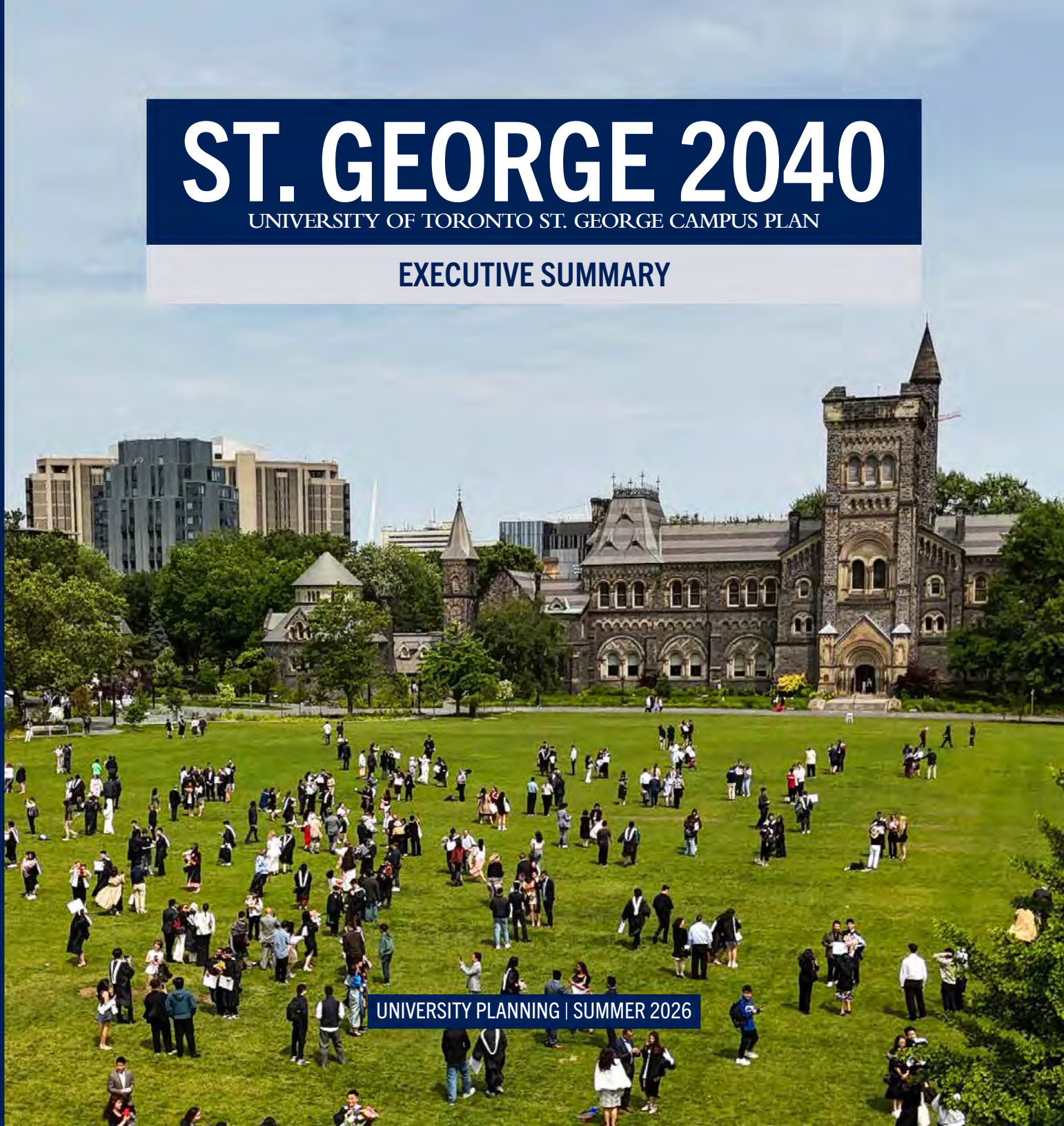
DOCUMENTATION PROVIDED:

- St. George 2040 UTSG Campus Plan Executive Summary
- University of Toronto St. George Campus Plan 2040
    - Part 1: Campus
    - Part 2: Built Form
    - Part 3: Public Realm
- Appendices (available upon request)

ST. GEORGE 2040

UNIVERSITY OF TORONTO ST. GEORGE CAMPUS PLAN

EXECUTIVE SUMMARY



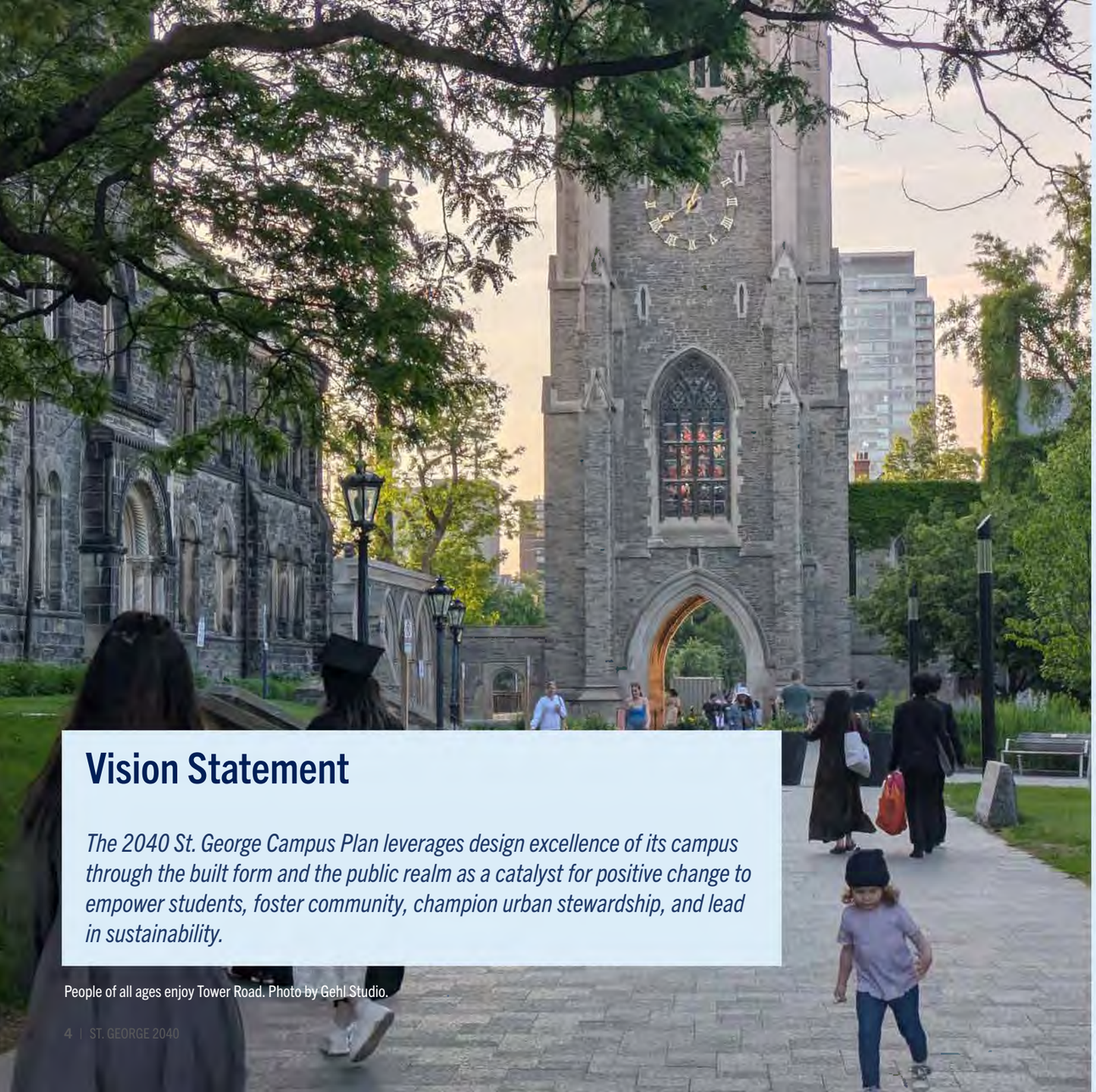
UNIVERSITY PLANNING | SUMMER 2026



Land Acknowledgement

We wish to acknowledge this land on which the University of Toronto operates. For thousands of years it has been the traditional land of the Huron-Wendat, the Seneca, and the Mississaugas of the Credit. Today, this meeting place is still the home to many Indigenous people from across Turtle Island and we are grateful to have the opportunity to work on this land.

Aerial of Ziibiing Indigenous Landscape. Photo by Salima Kassam



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.

People of all ages enjoy Tower Road. Photo by Gehl Studio.

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 & Well-being
Supporting and 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

IMAGES LEFT: David Lee; Johnny Guatto; Nick Iwanyshyn; Matthew Volpe. RIGHT: Rendering by Patkau Architects+MJMA; Jason Krygier-Baum; Nick Iwanyshyn; Daria Perevezentsev.

Foreword

As we launch the St. George 2040 Campus Plan, I naturally look back at the profound transformation of our downtown campus over the last 15 years. Since our 2011 Master Plan, we have delivered 175,000 gross square metres (GSM) of new space, with another 60,000 GSM underway - 27 major capital projects in total.

These new buildings, as well as the numerous strategic renovations, facility renewals, and infrastructure upgrades we have undertaken have had an enormous impact in supporting our global standing as a public research university as well as enriching the student experience.

Two recently completed projects exemplify this momentum: **Oak House**, our first new purpose-built student residence on the St. George campus in twenty years, and the **Schwartz Reisman Innovation Campus**, which anchors our institution within Toronto's innovation ecosystem.

Over the past 15 years, one project stands out as truly transformative - the **Landmark Project**. At the heart of the University's historic core, this revitalization has shifted a car-dominated environment to a more sustainable, inclusive and pedestrian-friendly campus. This project signals the importance that our public spaces, and our buildings, have on campus life for generations to come.

Looking forward, I am eager to see future investments unfold, strengthened through the foundation and guidance of our new visionary campus plan.

Scott Mabury
Vice-President
Operations & Real Estate Partnerships



As we move towards the **University of Toronto's 200th anniversary in 2027** the campus plan seeks to both celebrate and reinforce our role as a leading institution in research, learning, and city building while responding to the evolving needs of our downtown campus in an ever-changing world.

Building on the St. George Campus Secondary Plan undertaken with the City of Toronto, the University's campus plan is informed by our evolving academic environment. It provides a framework for future investments in both built form and the public realm leveraging design excellence to create a more **connected urban campus**. It also reflects the valued contributions and feedback of students, faculty, staff, and the broader community as provided through the consultation and engagement process.

Planning for our future, the campus plan will guide incremental change to our physical environment that embodies the University's values of inclusion and belonging, Indigeneity, health and well-being, environmental sustainability and resilience, heritage stewardship, mobility and connection.

The campus plan sets out a long-term framework towards a more vibrant, connected and resilient place of learning and discovery **where urban ecology meets public life**. As we continue towards evolving our urban campus to support university housing, academic and innovation needs, we look towards strengthening the public realm and campus life within our unique location in the City.

Christine Burke
Assistant Vice-President
University Planning



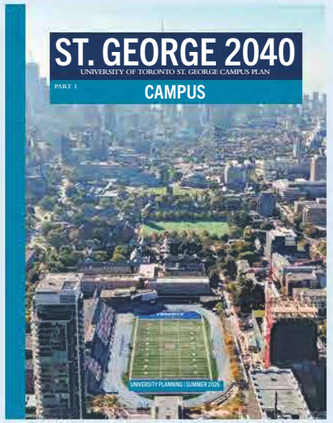
1/ CAMPUS

Aerial photograph of the St. George Campus looking at the Toronto skyline. Photo by David Lee

Introduction

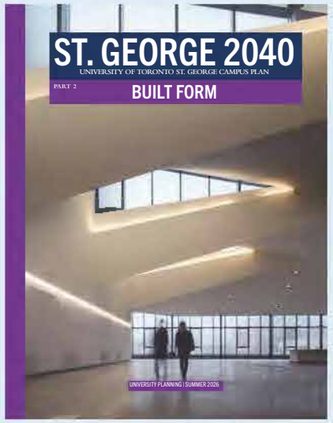
The University of Toronto St. George Campus Plan (UTSG CP) establishes a flexible and forward-looking framework to help guide the future development of the University of Toronto's St. George Campus through 2040. Building on the 2011 Campus Master Plan, the 2023 St. George Campus Secondary Plan, and current capital projects, the Plan provides a renewed approach to shaping a sustainable, resilient and high-quality campus environment that supports the University's mission, goals and evolving needs, while reinforcing its role as a leading city building institution.

This Campus Plan is organized as a three-part compendium:



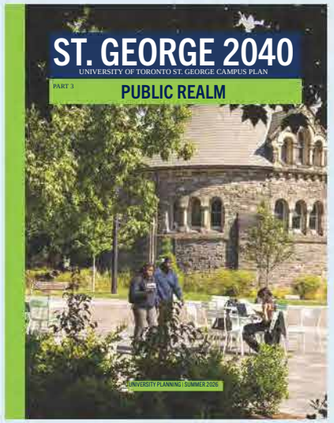
Part 1: Campus*

Establishes the foundational framework for the St. George Campus, grounded in its vision, guiding priorities, driving values, and campus-wide Structure Plan, which together set a cohesive direction for growth and evolution to 2040.



Part 2: Built Form*

Outlines a framework for the ongoing physical development of the campus, identifying key University considerations for future development and capital projects – both at a campus-wide scale and within the varied areas of the Structure Plan.



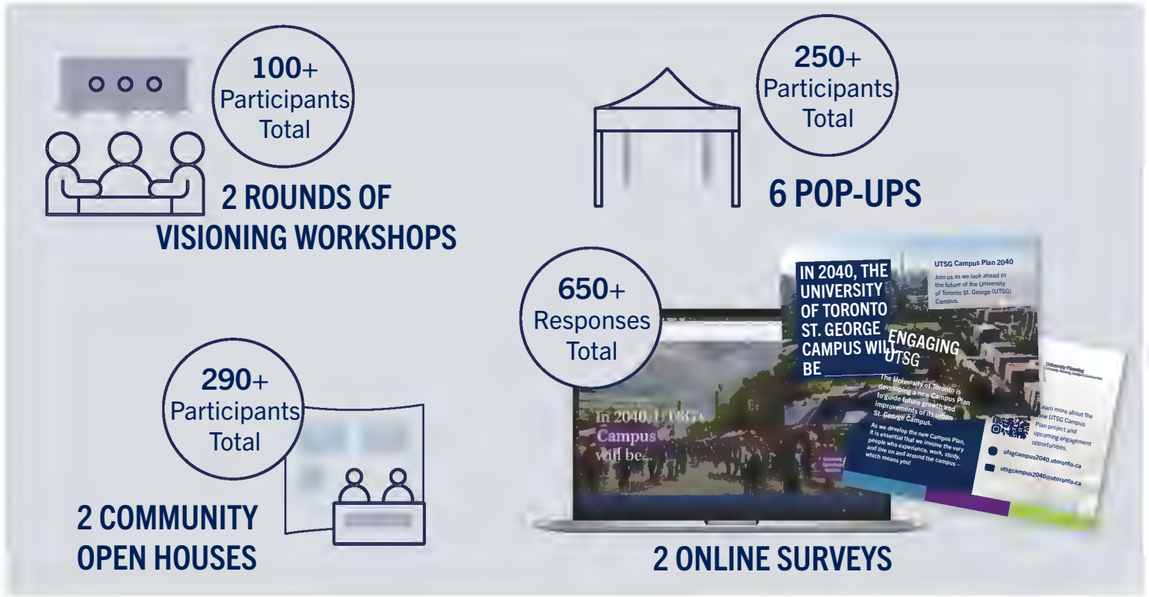
Part 3: Public Realm**

Provides a vision for the campus public realm, building on recent initiatives and capital projects of notable impact, including the Landmark project. The public realm framework identifies key opportunities together with conceptual demonstrations and campus-wide strategies.

* Authored by University Planning
** Authored by Public Realm Consultant Team

Process & Engagement

INFOGRAPHIC Summary of engagement activities. Photo by Bousfields Inc.



Led by University Planning with key input provided by the Project Steering Committee, the UTSG Campus Plan is informed by extensive engagement with students, faculty, staff and the broader community along with the expertise of three external consultant teams: Bousfields Inc. (Public Engagement), Gehl Studio (Public Space Public Life Study), and West 8 and ERA Architects, Minokamik, ARUP, Level Playing Field (Public Realm Plan). The UTSG Campus Plan was presented regularly at the University's Community Liaison Committee – involving the local councillor, residents associations, institutional neighbours, students as well as city representation – and was reviewed periodically by the University's Design Review Committee throughout 2025-26.

Engagement throughout the 2025 calendar year and into early 2026 utilized a range of outreach tools and activities to gather feedback from the university community at large. These included a project website, news releases, online surveys, visioning workshops, pop-up booths, and two community open house events. Consistent feedback identified favourite campus places as those that actively support campus life, foster gathering, and accommodate a mix of activities. The community expressed a desire for more of these spaces, along with improvements to campus gateways, edges, and cross-campus connections, among other priorities detailed in the engagement summary report.

Supporting and informing the work of the Campus Plan was the completion of UTSG's first ever Campus Public Space and Public Life Study. The Study employed a variety of research methodologies, including a response-based online survey, a place inventory to understand the quality of open spaces on campus, and a series of public life observational studies to provide an in-depth understanding of current campus conditions. The work identifies opportunities for improvement and establishes a baseline for evaluating the impact of future projects. The findings highlight where consistent public life occurs throughout all studies and why that might be, where lower activity levels are occurring and why, the role of St. George Street as both a connector and a divider, and when the campus community spends time on campus.



St. George Campus Public Space Public Life Study Key Takeaways

126 Volunteers + 5 Snapshot Surveys

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

Drivers for Change

As the University advances the UTSG CP vision and its development framework through 2040, while responding to evolving institutional needs, a number of key considerations will continue to shape future decision-making.

While long-term needs cannot be predicted with certainty, the Plan identifies several factors that will influence campus priorities and needs over the next 10-15 years.



Campus Population, Enrolment Trends, & Growth Projections



Condition of Campus Facilities



Space Requirements & Emerging Trends



Pedagogical Evolution & Technological Advancements



Sustainability, Climate Resilience & Environmental Impacts



Campus Experience & Variety of Activity

IMAGES LEFT: David Lee; Hanna Borodina; David Lee. RIGHT: Nick Iwanyshyn; Nick Iwanyshyn; Johnny Guatto

Measuring Need

Since the completion of the 2011 Campus Master Plan, the University's space footprint increased through:

175,000 GSM
Completed Buildings

↑

55,000 GSM
Acquisitions

↑

59,000 GSM
In Construction

↓

42,600 GSM
Planned Demolition

↑

70,000 GSM
Leased Space

Looking ahead, the University forecasts an academic space shortfall using the Council of Ontario Universities formula-based space standards. Beyond acknowledging these quantitative metrics, the UTSG Campus Plan promotes a shift towards a principles-based approach to guide space management that recognizes the unpredictable influence of many factors. The principles-based framework prioritizes the optimization and renewal of our existing assets to more effectively balance and support the needs of academic excellence, innovation-driven growth, and meet the demand for university housing within an evolving higher education landscape.

175,000 NASM
350,000 GSM
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 administrative presence on campus
- Innovative and collaborative space uses
- Enhancing student life – the commuter experience
- Impact of AI on space planning
- Repatriating uses from off-campus leased space to campus

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.


Photo by Terence Tourangeau

2011 | Lassonde Mining Innovation Suite


Photo by Michael Baker

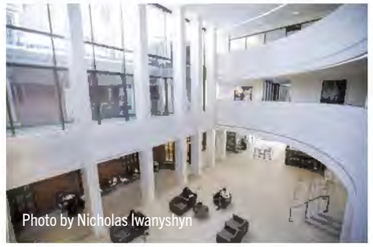
2014 | Goldring Centre for High Performance Sport


Photo by University Planning

2018 | Jackman Institute of Child Study


Photo by Tom Arban

2012 | Rotman School of Management Expansion


Photo by Nicholas Iwanyshyn

2016 | Jackman Law Building


University of Toronto Communications

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


Photo by Dyana Tyszko

2012 | Munk School of Global Affairs at the Observatory


Photo by Daria Perevezentsev

2018 | Myhal Centre for Engineering Innovation & Entrepreneurship


Photo by Lisa Lightbourn

2020 | Single Family Dwelling & Laneway Infill Housing


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

2021 | University College Revitalization


Photo by Johnny Guatto

2023 | Schwartz Reisman Innovation Campus West


Photo by David Lee

2024 | Landmark Project & Ziibiing Indigenous Landscape


Photo by Matthew Volpe

2022 | Robarts Common


Photo by University Planning

2023 | Experiential Learning Commons


Photo by Johnny Guatto

2025 | Oak House

Campus Evolution

Connection To The Land

The UTSG campus lies within a larger regional system situated between two extensive ravine systems with the Humber River to the west and the Don River to the east. It is important to acknowledge the long history of the Indigenous people's relationship to the land, the ravines and the lake. The name Ishpadinaa, anglicized to 'Spadina', traces this relationship to the land by identifying the positioning of the highland or rise in the land which sits atop a ravine overlooking Toronto to Lake Ontario. The St. George Campus is shaped by the historic Taddle Creek, which intersected the ancient Indigenous east–west trail whose route is reflected today in Davenport Road; together, these features emphasize the deep Indigenous history embedded in the campus lands, where longstanding travel corridors linked regional settlements, trade networks, and portage systems.



WATERCOLOUR RENDERING
Prepared by West 8

King's College Park Reserve

The process of colonization rationalized the landscape through systematic surveying and the establishment of an orthogonal system of major avenues and streets. The St. George Campus has its origins as Crown Reserve Lands set aside for a future university. In 1827, a Royal Charter was granted for King's College which later became the University of Toronto. This foundational area of land, for the distinct purpose of creating a university, was held as a space to be preserved, established with two critical links along College Street and University Avenue creating a grand promenade to this unique space. Landscape drawings and images of the time depict the campus character as a composition of picturesque buildings set amongst a forest bisected by Taddle Creek. Although originally purchased to serve as a unified campus, the King's College parcel was redefined in the 1850s when the government assumed a lease for its eastern half to serve as the site for the Province of Canada's new parliament building. As a result, the campus shifted west in anticipation of the development. The eastern portion of the property became a municipally administered public park in 1858 and was renamed Queen's Park in 1860. By 1892, the site intended for Parliament became the home of the Legislative Assembly of Ontario.



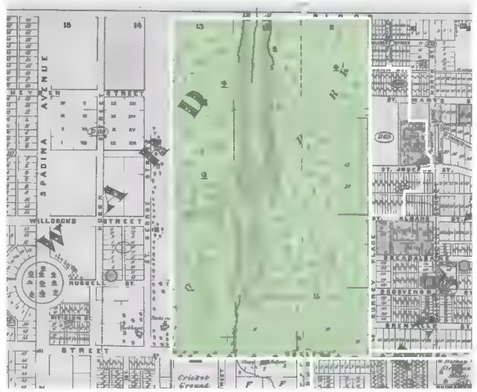
IMAGE
Aerial Photograph of Queen's Park, 1935, with annotations by ERA Architects indicating the original King's College property.
(Source: City of Toronto Archives)



IMAGE
Watercolour entitled "University College in 1876" Painted by Lucius O'Brien, it shows McCaul's Pond on Taddle Creek with University College in the background.
(University of Toronto Archives)

Eastern Expansion

In the late nineteenth and early twentieth century, the University affiliated with the Federated Colleges expanding the campus east of Queen's Park to include Victoria College in 1890 and St. Michael's College in 1910. With its eastern expansion, the campus occupied areas of the City comprised of the original street grid. By the time of affiliation, the Colleges had already developed distinct campus landscapes, which included a modified street grid that was subsumed into UTSG.





IMAGES
Aerial Photographs of UTSG Campus, with annotations by ERA Architects indicating the campus expansion.

Western Expansion

In the early 1950s, with the development of the Central Steam Plant and Nursing School, the University began a large-scale western expansion. The 1959 master plan depicts the ambition of the newly acquired area as a set of large buildings arranged within a continuous open space from St. George Street to Spadina Avenue. While many of these buildings exist today, they do so with the imposed street grid remaining.

At the same time as the University's St. George campus western expansion, rapid transportation in the City was experiencing a great rise with Toronto's first subway line opening in 1954. Emphasis on the car through the creation of highways, freeways and expressways resulted in the re-shaping of the downtown with street widening of Bathurst, Dufferin, Bloor, and St. George streets, Queen's Park, Harbord and Hoskin Avenues. Notably, buildings and developments anticipating the planned Spadina Expressway, which was cancelled in 1971, responded by turning their backs to the future thoroughfare resulting in a large stretch of blank facades.



IMAGE
Turnbull, R. (1959). University of Toronto development plan [Map]. (University of Toronto Libraries Map & Data Library)

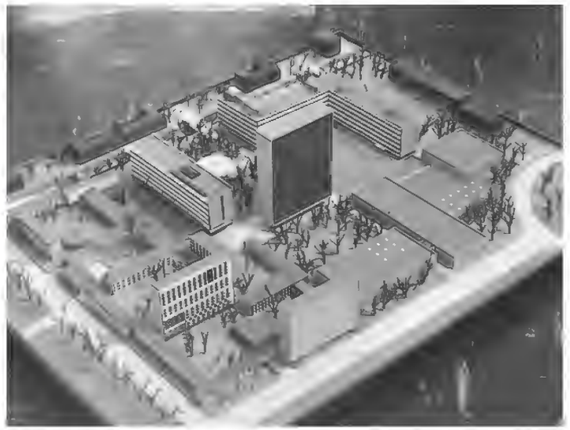
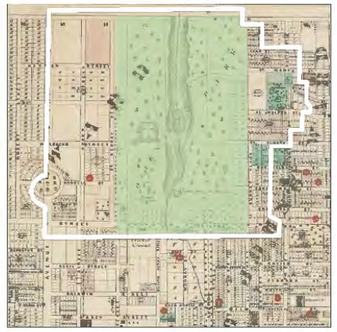
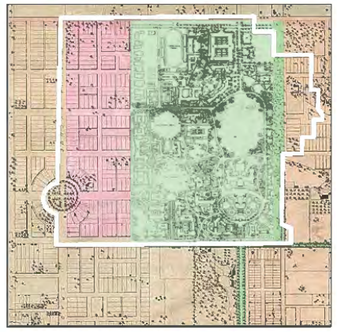


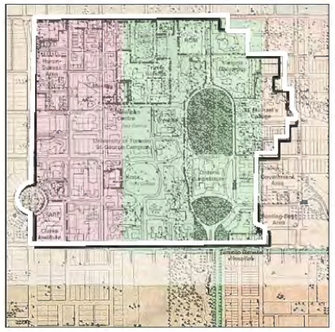
IMAGE
Architectural models of a proposed campus development. (University of Toronto Archives and Eric Trussler, photographer, 1959)

A Fragmented Patchwork Campus

The vision for a connected campus remains unfinished. Recognizing the inherited legacy of the 19th century open landscape campus, the unrealized modern composition of the west campus, and the widening of streets to better accommodate rapid transportation, the evolution of the campus over the past 200 years presents key fundamental ideas to better realize its full potential, as we look to the future. The fragmented patchwork campus as we understand it today provides opportunity for future transformation towards a connected campus.

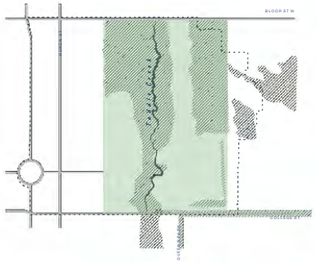








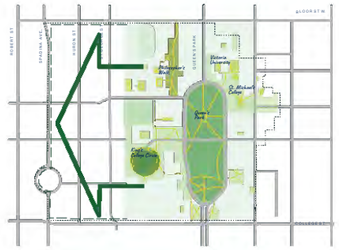
1828
University of Toronto founded as King's College



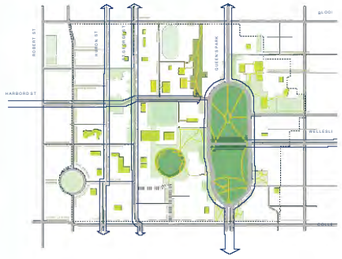
1890-1910
Eastern Campus Expansion and Federated Colleges



1961-1973
Mid-century Western Campus Expansion



2026
Present Day



2040
Our Vision

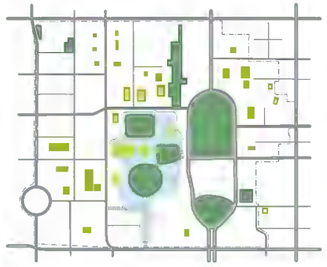
DIAGRAM - ACROSS SPREAD:
Analytical Diagram of Campus Evolution
(Prepared by West 8 & ERA Architects)

Towards a Connected Campus

Campus Framework

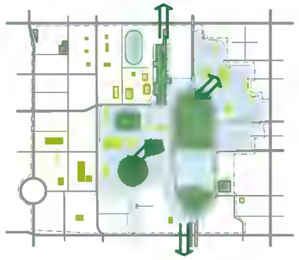


Front campus near Croft House.
Photo by Salima Kassam.



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

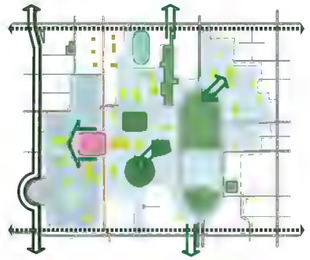
The future envisioned University Park project will further the campus public realm and enhance connectivity through Queen's Park to our northeast quadrant.

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.



West Campus Cohesion

With the redevelopment of Sidney Smith Hall 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.



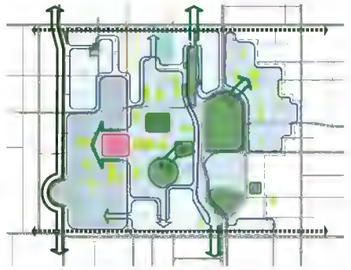
Addressing Campus Edges

We recognize the value of improving our campus edges to create a sense of arrival, of welcome and presence.

Structure Plan

1. **Central Campus Core**
   Extending the historic core from College to Bloor
2. **Green Corridor**
   Reconnecting to the land in the heart of the City
3. **Northeast Connection**
   Enhancing campus pedestrian pathways
4. **West Campus Activation**
   Unifying and improving the campus experience in the southwest quadrant
5. **Ishpadinaa Placemaking**
   Creating meaningful connections at the west campus edge
6. **Neighbourhood Gateway**
   Providing institutional housing for the campus community
7. **Civic Corridor**
   Engaging a dynamic urban experience
8. **Innovation Corridor**
   Expanding the presence and visibility of research and innovation on campus





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.

Diagrams by West 8. Structure Plan by University Planning.



The Built Form establishes a framework for the ongoing physical development of the campus, identifying key University considerations for future development and capital projects – both at a campus-wide scale and within the varied areas of the Structure Plan.

2/ BUILT FORM

Landmark construction progress of below grade structure. Photo by Salina Kassam.



Campus-Wide Built Form Considerations

The campus-wide built form considerations, grouped into eight (8) themes, are intended as prompts to shape thinking and dialogue at the earliest planning stages of capital projects. The considerations are intentionally non-area specific and non-program specific. Rather, they serve to guide design thinking to ensure that each facility renewal or new development opportunity will align with the campus plan's overarching vision, driving values, and potential contribution to an integrated and connected physical framework, inclusive of public realm considerations.

Managing Growth

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


Photo by Donglin Que


Photo by David Lee

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.


Photo by Polina Teif


Photo by Nicholas Iwanyshyn

Built Heritage

Celebrate and sustain the University's architectural legacy and stewardship of our heritage assets through conservation, adaptive reuse, and design excellence within the context of our evolving campus.


Photo by University Planning


Photo by Alice Xue

Sustainability in Building Design & Systems

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


Photo by David Lee


Photo by Matthew Volpe

Enhanced Connectivity

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


Photo by Matthew Volpe


Photo by Polina Teif


Photo by Lucianna Ciccocioppo

Sense of Belonging, Indigeneity, Well-Being

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


Photo by Daria Perevezentsev


Moussa Faddoul

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.


Photo by Johnny Guatto


Photo by University of Toronto Communications

Campus Edges & City-Interface

Consider urban threshold conditions where the campus interfaces with the City.

Area-Specific Built Form Considerations

The area-specific built form considerations build upon the Structure Plan framework and its defined areas – largely aligned with the St. George Campus Secondary Plan Character Areas – and their interrelationships. This section articulates, for each Structure Plan area, the area vision, existing context, transformational projects since 2011 and identifies key elements that knit the campus's distinct character areas and establishes considerations to guide future development and capital projects. In coordination with the campus-wide built form considerations, these aim to support coordinated growth and transformation and guide any new development to consider opportunities to contribute to the area vision, towards to a legible, cohesive, and integrated campus environment.



Central Campus Core, Green Corridor & Northeast Connection

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



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.



Neighbourhood Gateway & Ishpadinaa Placemaking

Playing a key role in responding to institutional housing needs, the area presents opportunities to introduce new institutional housing along with a mix of small scale cultural, institutional and commercial uses that serve the local neighbourhood and broader campus.



Civic Corridor

Framing Bloor Street and Queen's Park as vibrant civic corridors, future university development in this area will support and strengthen the dynamic cultural and institutional urban experience with retail and other active uses that animate the streetscape and activate the corridor.



Innovation Corridor

Advancing a visible and connected research precinct along College Street, the Innovation Corridor strives to strengthen the University's connection to the Health Sciences District while fostering a more integrated, dynamic urban environment and innovation community.

The public realm vision recognizes both an animated public life together with a focus on passive ecological landscapes that is rooted in a seven generations approach.

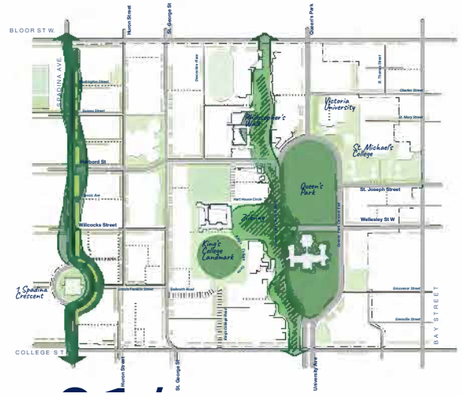
Where Public Life + Meets Urban Ecology

3/ PUBLIC REALM

IMAGE
Students on the first day of school. Photo by Johnny Guatto (Left)
Philosopher's Walk. Photo by Polina Teif (Right)

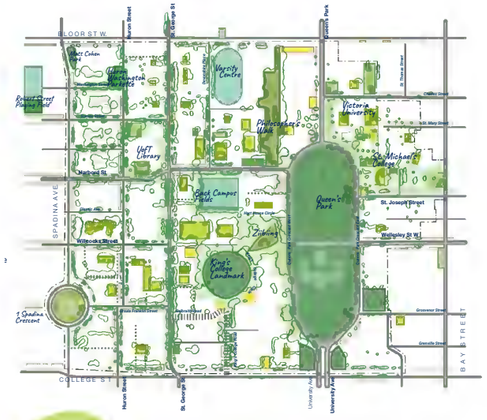
3 Bold Gestures

The vision is translated into three large-scale gestures that together provide a comprehensive design-based framework that supports campus life for students, faculty, staff and our broader community at the scale of our downtown campus:


BLOOR ST W.
AVENUE ROAD
Huron Street
St. George St
Queen's Park
Hoskin Ave
Charles Street
Mary Street
Victoria University
Philosopher's Walk
St. Michael's College
Hoskin Ave
Hoskin Ave
Queen's Park
St. Joseph Street
Wellesley St W
Hoskin Ave
Willcocks Street
Hoskin Ave
Queen's College Landmark
Sussex Ave
Hoskin Ave
Sussex Ave
Hoskin Ave
Sussex Ave
Hoskin Ave

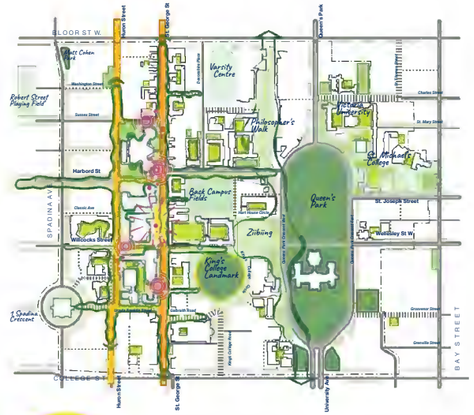
Envisioning the Public Realm Opportunities

Diagrams by West 8.



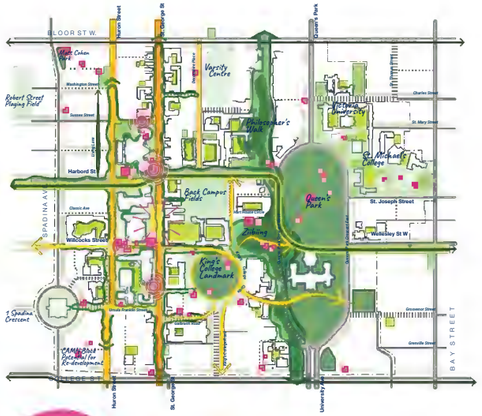
1 / Living Lab Testing Grounds

Advancing the University of Toronto's Living Lab Initiative by integrating expanded environmental research strategies into the public realm, campus-wide.



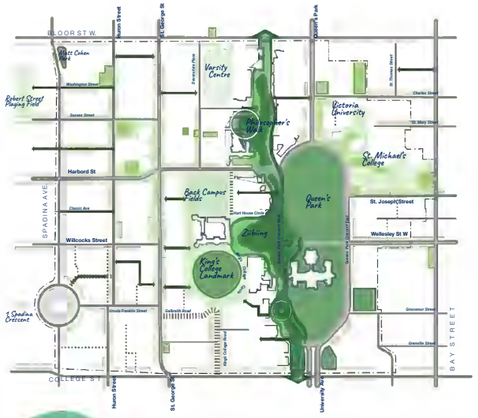
4 / Animated Campus Core

Activating the West Campus through human-centric street design—creating a welcoming, comfortable public realm that fosters campus life, connection, and accessibility.



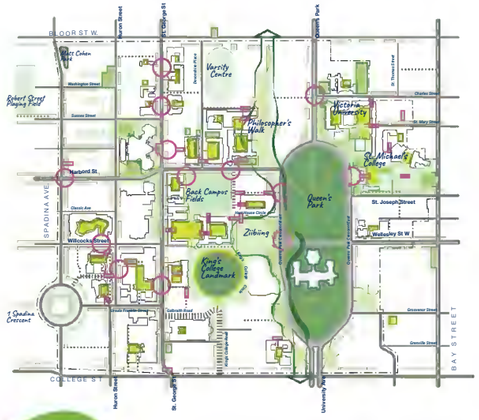
5 / Public Life Metabolism

Energizing the campus public realm to spark cross-over, connection and collaboration among students, faculty, and the community at-large.



2 / Large-scale Green Corridor

Rejuvenating the land and expanding the legacy of Taddle Creek by breaking down infrastructural barriers and restoring pedestrian connectivity to Queen's Park and beyond.



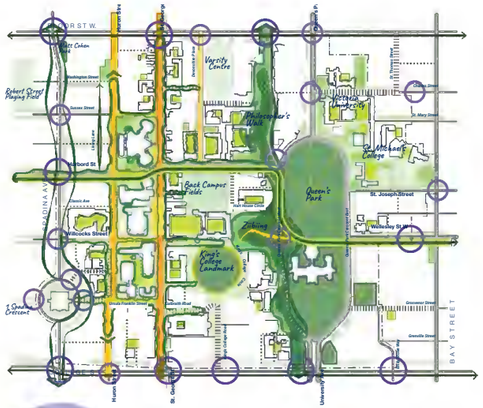
3 / Connected Network of Quads

Strengthening the campus's fine-grain tissue through clear connections and accessible thresholds, creating a stitched network of human-scaled, inclusive open spaces.



6 / Indigenous Teaching

In the Ojibwe language, Ishpadinaa refers to a high place along a Gete Onigaming [ancient portage route] where people would gather to stop in ceremony.



7 / Welcoming & Inclusive Thresholds

Showcasing the University's values at the campus edges by creating welcoming, transparent thresholds that reflect its commitment to learning, inclusion, and community.


Photo by Gehl Studio


Photo by David Lee


Photo by Diana Tyszko


Photo by Nick Iwanyshyn


Photo by Gehl Studio


Photo by David Lee

Public Realm
Campus Wide Strategies

The Plan provides seven areas of focus aimed at strategies for future implementation. Each area is expanded in supplemental Public Realm Guidelines to identify associated targets and recommendations along with proposed palettes of public realm elements which promote campus-wide integration.



Ecology & Sustainability

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



Materiality

Support the University's sustainability goals through additional soft landscaping, 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.



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.

IMAGES LEFT: Gehl Studio; West 8; Johnny Guatto. RIGHT: West 8; David Lee; Gehl Studio; Temerty Medicine.

Demonstrating the Public Realm Potential

The Public Realm Opportunities are illustrated through corresponding Demonstration Sites which work together with the Built Form Framework to highlight the potential and aspiration of the vision across a range of public realm typologies. The example at Huron and Willcocks invokes the Public Life Metabolism through transformation of the streetscape into a series of inviting outdoor living rooms together with a New Campus Hub that encourages indoor-outdoor ground floor activity sparking cross-over connection and collaboration among students, faculty, staff and the community at large.



Note: All Demonstration Sites illustrate the potential of the public realm and are not intended to represent final or literal design proposals. Illustration by West 8.

The St. George Campus is envisioned...



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



Sheltering from the rain on Front Campus. Photo by Gehl Studio

UNIVERSITY OF TORONTO

University Planning
University Planning, Design & Construction

ST. GEORGE 2040

University of Toronto St. George Campus Plan
Executive Summary

Summer 2026 | updc.utoronto.ca

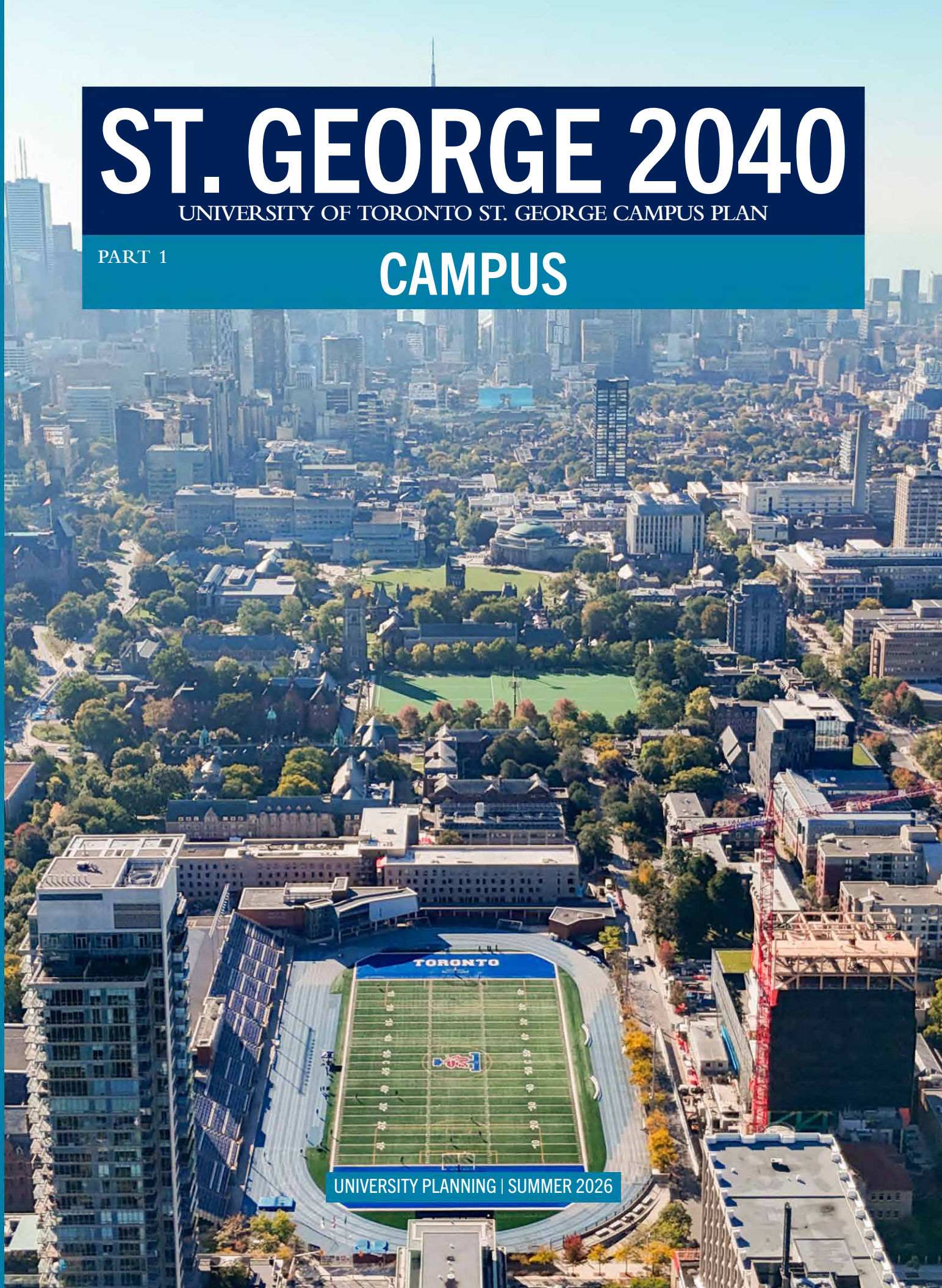
COVER IMAGE
Families on Front Campus during Spring Convocation. Photo by David Lee

ST. GEORGE 2040

UNIVERSITY OF TORONTO ST. GEORGE CAMPUS PLAN

PART 1

CAMPUS



UNIVERSITY PLANNING | SUMMER 2026

UNIVERSITY OF TORONTO

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Photo by Salima Kassam

Land Acknowledgement

We wish to acknowledge this land on which the University of Toronto operates. For thousands of years it has been the traditional land of the Huron-Wendat, the Seneca, and the Mississaugas of the Credit. Today, this meeting place is still the home to many Indigenous people from across Turtle Island and we are grateful to have the opportunity to work on this land.

Aerial of Ziibiing Indigenous Landscape
Photo by Salima Kassam

ST. GEORGE 2040
PART 1: CAMPUS

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St. George Campus Public Space Public Life Study

Photo by Matthew Volpe

1/ INTRODUCTION

Photo by Salima Kassam

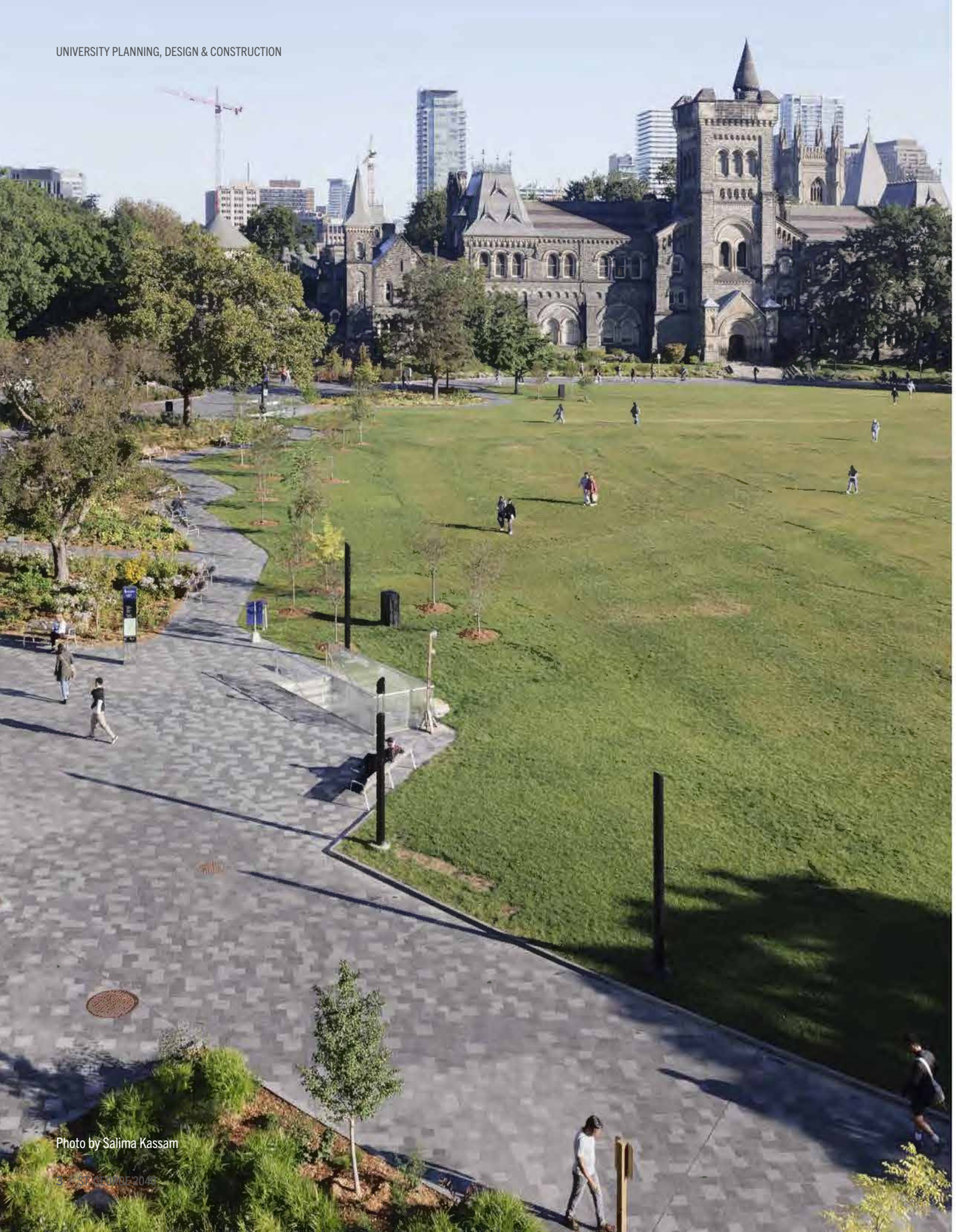


Photo by Salima Kassam

One of the most notable transformations to occur on St. George Campus is the Landscape of Landmark Quality Project ("The Landmark Project"), recently completed in 2024. An orchestration of built form, infrastructure, and public realm was implemented in the historic campus core by coordinating a series of major landscape upgrades, installing the largest urban geo-exchange in Canada, and removing vehicular access and parking around King's College Circle. Part of the Landmark Project gives homage to the Indigenous and natural heritage of the St. George Campus with the creation of the Ziibiing Indigenous Landscape at Hart House Green.

Ziibiing embodies a paradigm shift that addresses reconciliation, equity, diversity, and inclusion through space creation and placemaking on campus. The Landmark Project redefined the historic campus core for the UofT community and the surrounding City. Most importantly, it exemplifies a new way of thinking to guide decisions and investment in built form, public realm, and infrastructure initiatives to transform the campus environment and advance the University's strategic priorities and its evolving needs in a sustainable and resilient manner.

With a nearly 200-year history of growth and evolution, the University of Toronto St. George Campus spans approximately 73.5 hectares making up a significant portion of land holdings in the Toronto downtown core. The University presently occupies space in over 170 buildings in the heart of the downtown core – a combination of university-owned and maintained buildings, federated colleges, and leased space, totalling over 1.4 million gross square metres. Many of these buildings are connected by distinct open spaces, landscapes, and streetscapes, making up the campus extents.

In recent years, emerging factors have highlighted the need for an updated plan to guide the campus' physical development through 2040. In response to this need, **The University of Toronto St. George Campus Plan ("UTSG Campus Plan")** provides a renewed framework for future development and growth of its urban downtown campus, replacing the ***2011 St. George Campus Master Plan***.

The University of Toronto Governing Council ***Capital Planning & Capital Projects Policy*** (October 2021) sets out that campus master plans for the University of Toronto campuses will normally be reviewed every 10-15 years. Furthermore, many of the development sites identified in the 2011 St. George Campus Master Plan have been developed over the past 15 years. In addition, other capital project opportunities have presented themselves both within the extents and in close proximity of the UofT St. George Campus Secondary Plan Area.



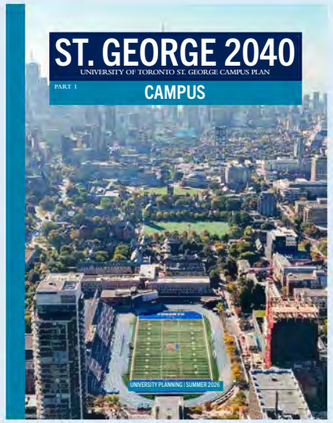
IMAGE ABOVE
Students in front of Sid Smith Hall. Photo by Diana Tyszko

Learning and research takes place beyond indoor settings and has the potential to extend into the campus public realm. The existing network of open spaces, courtyards, pathways, and streets within the St. George Campus connects the University to the surrounding urban fabric. Recognizing the critical relationship between built form and public realm in the campus environment, the UTSC CP initiative includes a new Public Realm Plan that builds on previous and current frameworks – such as ***Investing in the Landscape: The 1999 Outdoor Space Master Plan*** and the new ***2023 UofT St. George Campus Secondary Plan*** – and incorporates a comprehensive and rigorous Public Space Public Life survey, that studies how the campus public realm performs and provides recommendations to enhance the campus public realm, ensuring it better serves students, faculty, staff, and the broader community.

The Campus Plan aims to provide a foundation for the University to continue its commitment and leadership in city building while addressing institutional needs, emerging challenges, and best practices. It considers a range of factors including academic, environmental, Indigenous, and sustainability-related – to guide a more equitable, inclusive, accessible campus that supports the University's academic mission, future physical development, public realm initiatives, and capital projects.

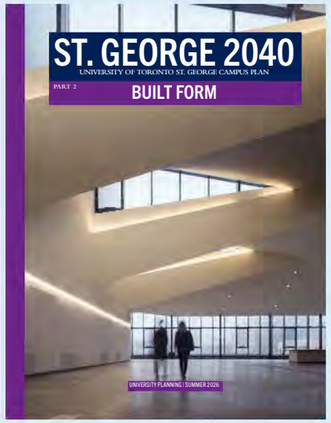
The UTSG Campus Plan establishes a flexible and forward-looking framework to help guide the future development of the University of Toronto's St. George Campus through 2040. Building on the 2011 Campus Master Plan, the 2023 St. George Campus Secondary Plan, and current capital projects, the Campus Plan provides a renewed approach to shaping a sustainable, resilient and high-quality campus environment that supports the University's mission, goals and evolving needs, while reinforcing its role as a leading city building institution.

This Campus Plan is organized as a three-part compendium:



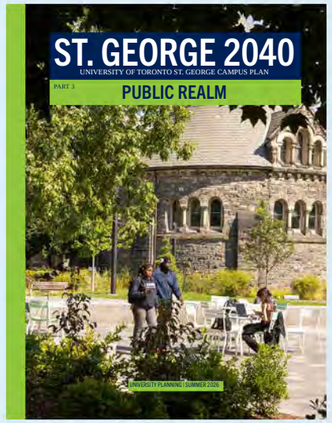
Part 1: Campus

Establishes the foundational framework for the St. George Campus, grounded in its vision, guiding priorities, driving values, and campus-wide Structure Plan, which together set a cohesive direction for growth and transformation to 2040.



Part 2: Built Form

Outlines a framework for the ongoing physical development of the campus, identifying key University considerations for future development and capital projects – both at a campus-wide scale and within the varied areas of the Structure Plan.



Part 3: Public Realm

Provides a vision for the campus public realm, building on recent initiatives and capital projects of notable impact, including the Landmark project. The public realm framework identifies key opportunities together with conceptual demonstrations and campus-wide strategies.

The Campus Plan's purpose and aspirations are integrated into its Guiding Priorities and Driving Values, which distill current planning priorities – sustainability, urban and public realm design, city integration, campus connectivity, inclusivity, accessibility, heritage stewardship, Indigeneity, academic and campus life, housing, and innovation – into strategies that inform future built form development and revitalization of the public realm. Together, these elements reinforce design excellence and the University's academic mission, identity, and legacy.

Developed as a strategic document, the UTSG Campus Plan addresses campus-wide physical development. The Campus Plan applies only to University of Toronto-owned lands. It offers overarching University direction on key campus priorities and future development considerations.

Future built form and public realm projects will refer to the Campus Plan for guidance at the time when projects are conceived of in the planning phase and demonstrate alignment with the Driving Values and overall framework.

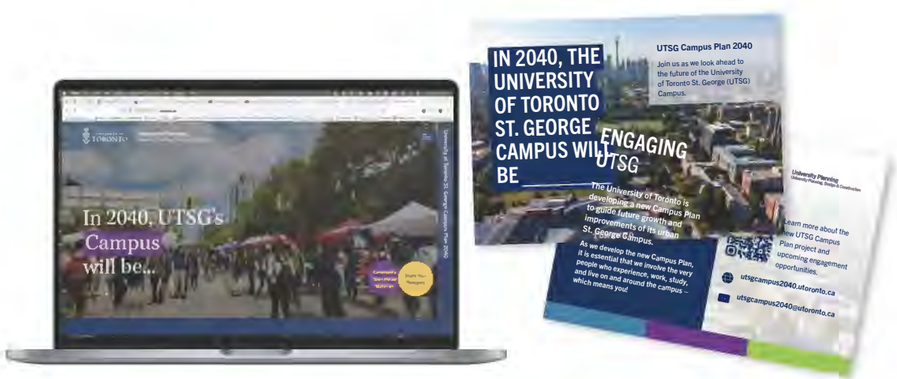


Process & Engagement

IMAGE ABOVE
Public Realm brainstorming ideas from a campus plan Visioning Workshop. Photo by University Planning.

Meeting regularly from Fall 2024 to Spring 2026, the 2040 UTSG Campus Plan Steering Committee comprised of faculty, staff and student representation, formulated the St. George Campus Plan underpinnings: the vision statement, guiding priorities, and driving values. These initial components were further refined and confirmed through broad community engagement.

The UTSG Campus Plan was presented regularly at the University's Community Liaison Committee – involving the local councillor, residents associations, institutional neighbours, students as well as city representation – and was reviewed periodically by the University's Design Review Committee throughout 2025-26.



IMAGES RIGHT
Engagement materials - project website and postcards. Graphics from Bousfields.

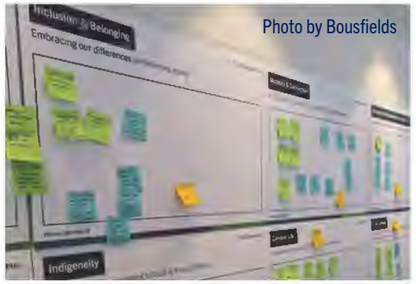


Photo by Bousfields

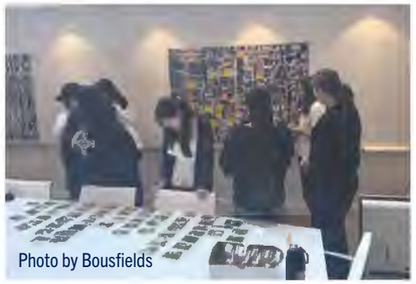

Photo by Bousfields


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Photo by Bousfields


Photo by Bousfields

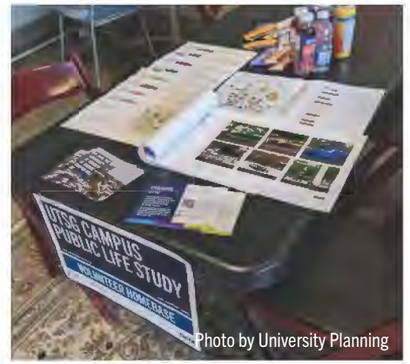


Photo by University Planning

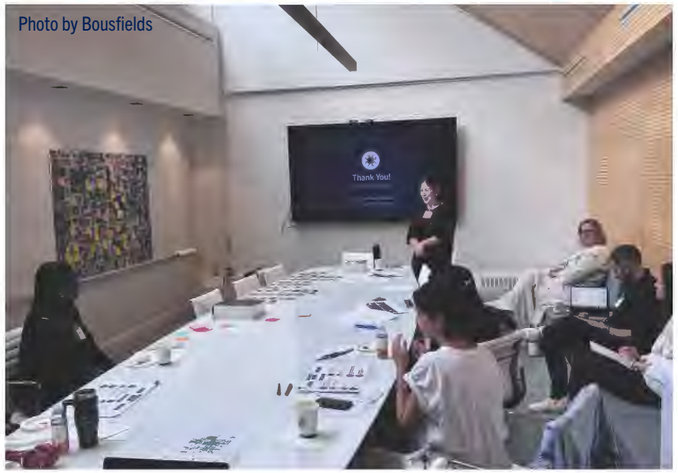


Photo by Bousfields


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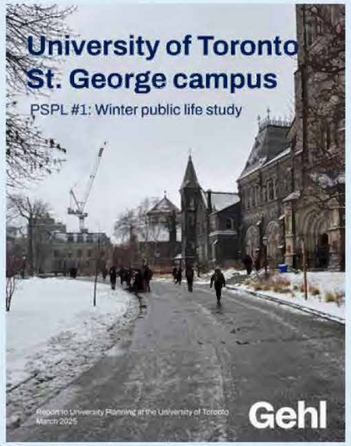


IMAGE ABOVE
Students playing volleyball on Front Campus during UTGSU GradFest. Photo by Lisa Lightbourn.

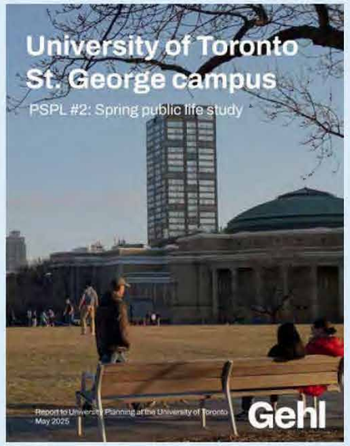
Campus Public Space Public Life Study

Supporting and informing the work of the Campus Plan is the Campus Public Space and Public Life Study ("PSPL"), included in the Appendix of this document. Led by Gehl Studio, the PSPL Study provides a better understanding of how the campus public realm currently supports campus life. The work identifies opportunities for improvement and establishes a baseline for evaluating the impact of future projects. The research framework employed a variety of methodologies, including a response-based online survey, a place inventory to understand the quality of open spaces on campus, and a series of public life observational studies. These studies were conducted throughout the 2025 calendar year with the support of 126 student volunteers. Three surveys documented typical weekday & weekend conditions from 8am - 8pm during winter, the spring exams period, and typical fall conditions. Two additional surveys observed special event conditions on campus during Convocation and Orientation.

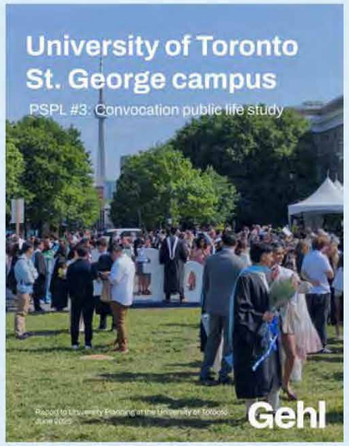
The findings highlight where consistent public life occurs throughout all studies and why that might be, where lower activity levels are occurring and why, the role of St. George Street as both a connector and a divider, and when the campus community spends time on campus.



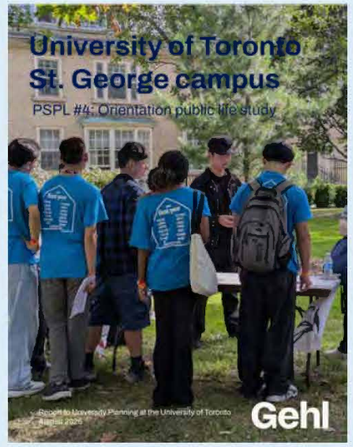
Survey 1
Winter



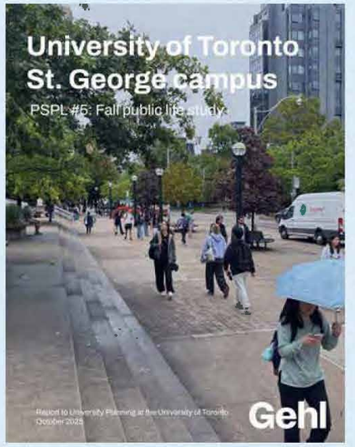
Survey 2
Spring



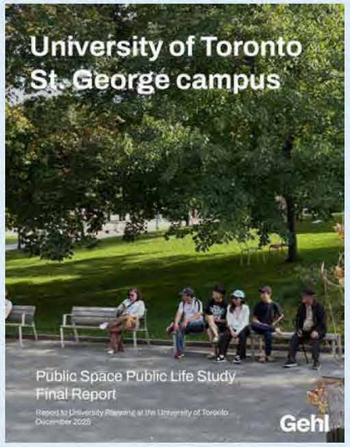
Survey 3
Convocation



Survey 4
Orientation



Survey 5
Fall

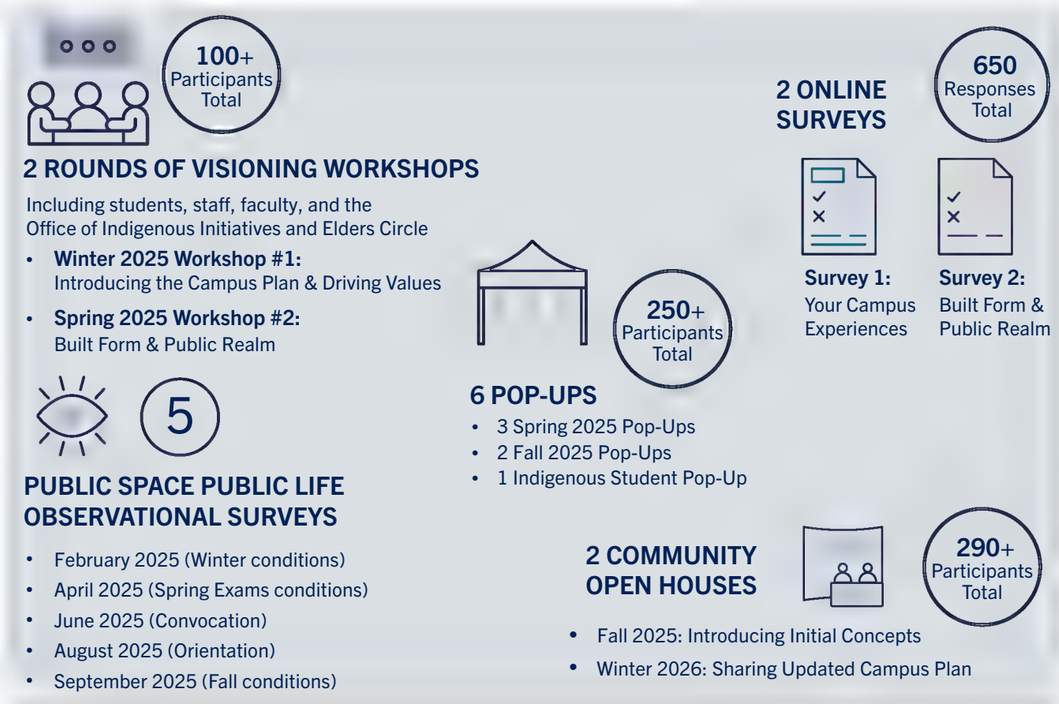


Final Report

St. George Campus Public Space Public Life Study | 126 Volunteers. 5 Snapshot Surveys.

Key Takeaways

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



Community Engagement

INFOGRAPHIC ABOVE
Summary of engagement activities. (Bousfields Inc)

INFOGRAPHIC RIGHT
Excerpt of findings from engagement process - March 2026 Open House Boards (Bousfields Inc)

An important contribution to the Campus Plan is the extensive engagement process led by Bousfields Inc. and Indigenous Community Engagement Inc. (ICE), undertaken to ensure broad community input, support, and validation. This process provided a comprehensive approach to engaging the campus community, integrating their feedback, priorities, and needs into the Campus Plan.

The consultant team facilitated engagement activities designed to spark discussion and gather input across all components of the Campus Plan. A comprehensive engagement strategy was developed, culminating in a summary report included in the Appendix of this document, which informed all three parts of the Campus Plan initiative.

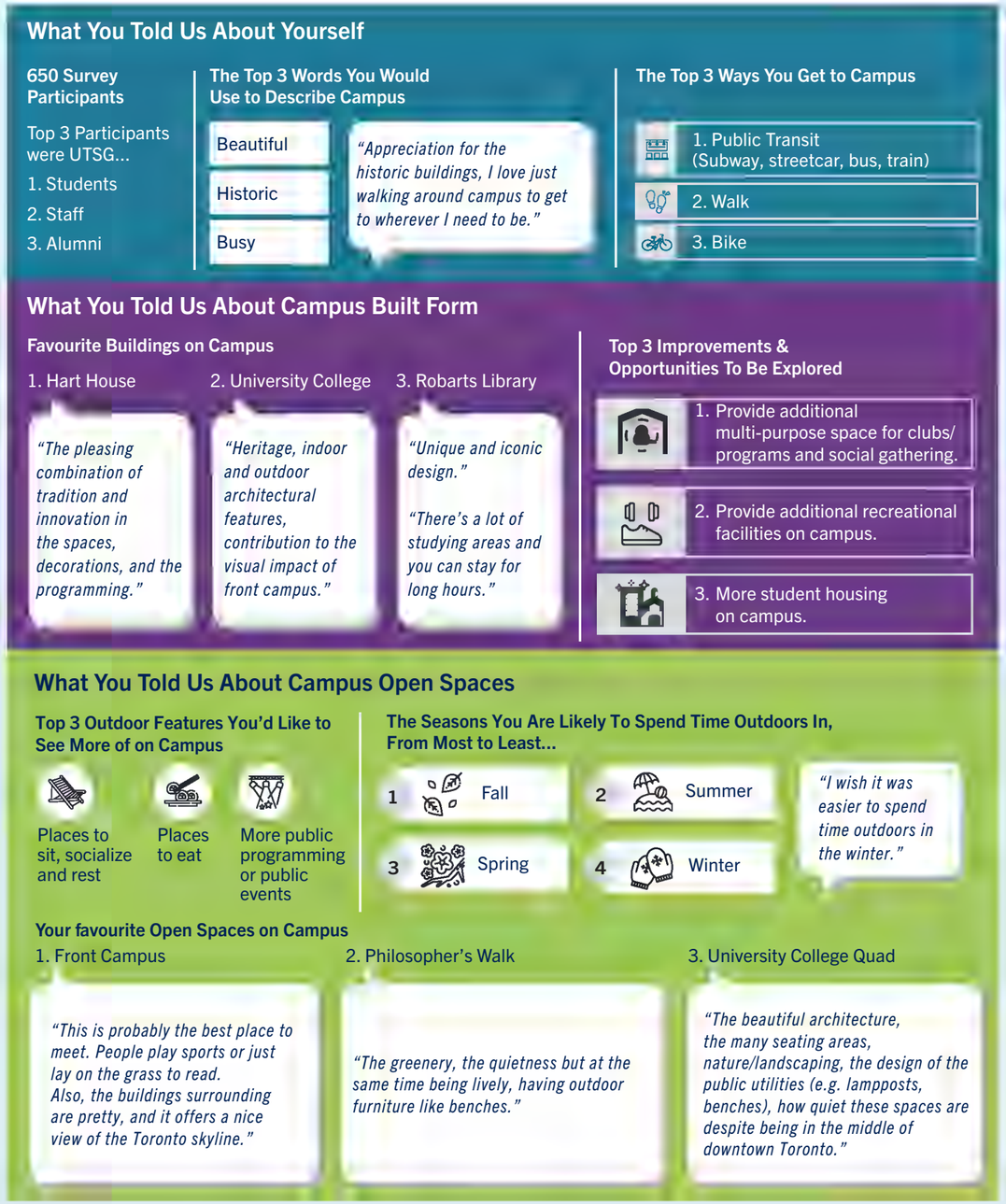
Throughout 2025 and into early 2026, a range of outreach tools and activities were implemented to gather feedback from the university community at large. These included a project website launch, news releases, online surveys, visioning workshops, pop-up booths, and two open house events. Consistent feedback identified favourite campus places as those that actively support campus life, foster gathering, and accommodate a mix of activities. The community expressed a desire for more of these spaces, along with improvements to campus gateways, edges, and cross-campus connections, among other priorities detailed in the engagement summary report.

This feedback has been foundational to the development of the Campus Plan, reinforcing its Driving Values, shaping the Public Realm Plan and its opportunities for a high-quality public realm, and informing built form considerations for future development – both at the campus-wide scale and within specific areas.

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.



2/ TOWARDS 2040

Students at King's College Circle, UofT, witness the awe-inspiring 2024 solar eclipse. Photo by Matthew Volpe

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



Urban Campus
Enacting our role as city builder through the creation of high-quality academic, housing and innovation spaces



Health & Well-being
Supporting and empowering our community by ensuring Social Sustainability



Mobility & Connection
Navigating and traversing the campus with comfort and ease



Indigeneity
Mobilizing our commitment to Truth & Reconciliation



Inclusion & Belonging
Embracing our differences and affirming equity



Heritage Stewardship
Leveraging our built heritage resources



Campus LIfe
Cultivating community and the University experience

IMAGE CREDITS - DRIVING VALUES
Environmental Sustainability & Resilience - David Lee; Health and Well-being - Johnny Guatto; Indigeneity - Nick Iwanyshyn; Built Heritage - Matthew Volpe
Urban Campus - Rendering courtesty of Patkau Architects + MJMA; Mobility & Connection - Jason Krygier-Baum; Inclusion & Belonging: Nick Iwanyshyn;
Campus Life: Daria Perevezentsev

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.

The University's Campus Plan builds upon the institution's academic mission, strategic framework, and longstanding commitment to excellence, equity, sustainability, and Indigenous engagement.

As an update to the 2011 Campus Master Plan, this initiative reaffirms the University's role as a leading institution of research, learning, and city building, while responding to the evolving needs of the St. George Campus in an ever-changing world.

A foundational aspect of this Plan has been the development of a **vision statement** and a framework of **three (3) guiding priorities** and **eight (8) driving values**. Early in the process, critical insights into what should shape the physical development of the campus as we look ahead to 2040 were shared through extensive engagement across the university community. These guiding priorities and values form the foundation of the UTSG Campus Plan and are intended to shape all future capital projects and initiatives.

Guiding Priorities

The 3 Guiding Priorities provide a clear framework to support a campus that is inclusive, vibrant, resilient, and student-centered.

1 / Transforming Our Society

2 / Modelling Our Urban Future

3 / Leading in Research & Education

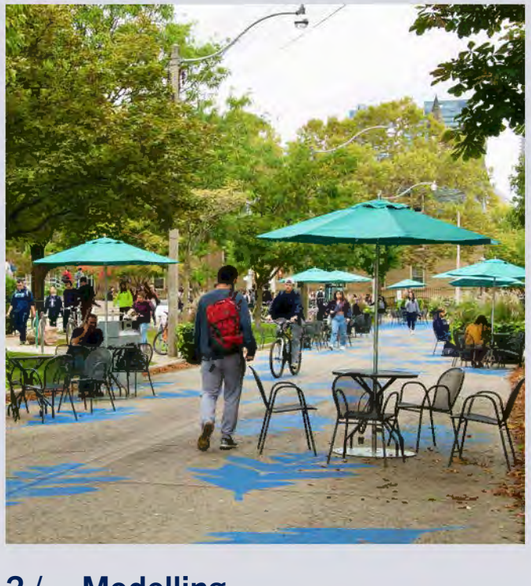
These priorities reflect the belief that students are at the heart of campus evolution and that our physical environment must support the University's role as a catalyst for positive change – empowering students, fostering community, championing urban stewardship, and leading in sustainability.



1 / Transforming Our Society

The St. George Campus must leverage its urban setting and institutional role to promote social progress, fostering a reciprocal and dynamic relationship with the broader city and society. This priority reflects a commitment to meaningful engagement with surrounding neighbourhoods and communities beyond campus boundaries – through research, partnerships, and the design of spaces – to create reciprocal relationships and collaborate in creating solutions to shared challenges. It emphasizes the University's leadership in advancing societal equity, sustainability, and well-being by serving as a living lab for civic engagement, innovation, and inclusive development. By integrating learning, discovery, and engagement, the campus becomes not just a place of education, but a platform for transformative social impact.

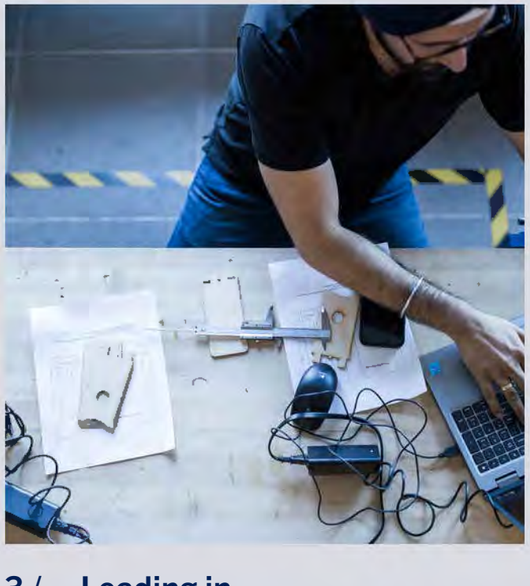
IMAGE
Stewart L. Blusson Visualization Facility.
Photo by Matthew Volpe.



2 / Modelling Our Urban Future

As one of the largest landholders in downtown Toronto, the University embraces its leadership role in city-building. This priority envisions the campus as a model to showcase best practices in sustainability, accessibility, heritage stewardship, and social integration. It calls for the revitalization of underused spaces and the reimagining of campus edges to foster greater porosity between campus and city. Through thoughtful design, collaborative partnerships, and an emphasis on the public realm, including strengthening the public art collection on campus with curated new acquisitions and ongoing care of existing works, the campus will showcase how institutional spaces can contribute to a healthier, more connected vibrant and culturally rich and inclusive environment, while supporting a resilient urban future.

IMAGE
Willcocks Commons on a fall day with people.
Photo by Diana Tyszko.



3 / Leading in Research & Education

Future development at the St. George Campus must support the University's role as a global leader in discovery, innovation, and transformative learning by integrating cutting-edge research, pedagogical innovation, and technology into the campus's physical design. As learning and working patterns evolve, the campus must be flexible and inclusive – supporting versatility, interdisciplinary collaboration, and emerging academic needs. By embedding research and education into the built form, public realm, and day-to-day campus experience, the University affirms its identity as a place where knowledge is created and shared – and where students, as the common thread across all aspects of campus life, are empowered to thrive.

IMAGE
Reading week Engineering workshop at Myhal Lab.
Photo by Matthew Volpe.



IMAGE ABOVE
Back to school, in front of the Gerstein Science Information Centre. Photo by Matthew Volpe.

Driving Values

The UTSG Campus Plan's eight (8) Driving Values reflect the needs and aspirations of the university community. The Campus Plan recognizes the strong interconnections and overlap that exist amongst the values, which serve as a lens through which new proposed projects shall be evaluated to ensure these are prioritized towards 2040 and beyond:

Environmental Sustainability & Resilience	**Urban Campus**
Health & Well-being	**Mobility & Connection**
Indigeneity	**Inclusion & Belonging**
Heritage Stewardship	**Campus Life**



Photo by David Lee





Environmental Sustainability & Resilience

Upholding our commitment to a Climate Positive future

The University seeks to advance this priority in an all-encompassing approach from setting campus emission targets to curriculum research to providing hands-on learning opportunities for students. Advancing sustainability goals across the campus will responsibly manage University growth, renew utilities infrastructure to support academic and research excellence and ensure resiliency and reliability in how our campus produces, distributes and consumes energy. In doing so, it will directly support human health and the well-being of the campus and global community.

Health & Well-being

Supporting and empowering our community by ensuring Social Sustainability

The University is committed to supporting the wellness of its students, faculty and staff. The reciprocal relationship between wellness and academic achievement calls for an academic environment that sustains health. Current thinking recognizes well-being in relation to the community, moving away from a focus purely on the individual. Welcoming spaces encourage connection, promote community and improve the overall campus experience. These spaces may include a variety of elements such as access to healthy food, green space, seating options, and open space facilitating play. Physical spaces can also support cognitive and emotional health through providing spaces that facilitate a wide range of needs including purposefully reducing stimuli to enable concentrative focused work, providing access to nature and natural light, ensuring good air quality and thermal comfort, and designing restorative spaces for relaxation and reflection.

IMAGE
The geoexchange system beneath the Front Campus at UTSG.
Photo by Salima Kassam.

IMAGE
Goldring Centre for High Performance Sport.
Photo by Nick Iwanyshyn.





Indigeneity

Mobilizing our commitment to Truth & Reconciliation

Considerable work has been done since the 2017 Call to Action to advance Indigenous placemaking on the St. George Campus. The calls to action speak to the importance of creating significant dedicated Indigenous space on the St. George Campus, strategizing the placement of more Indigenous outdoor art, identifying and naming appropriate spaces on campus using Indigenous languages, and recommending that campus spaces welcome and support Indigenous ceremonial practices. Engagement through the campus planning process strengthened a desire for Indigeneity on campus to shift from a presence of contained or designated spaces to feel more connected and intertwined throughout the entirety of the campus. Providing opportunities to connect to land, nature and place is important to advance along with integrating storytelling and creating a sense of welcoming, belonging and place. Engagement should be strengthened as a process to establish not a one-time consultation but rather to build a continuous relationship.

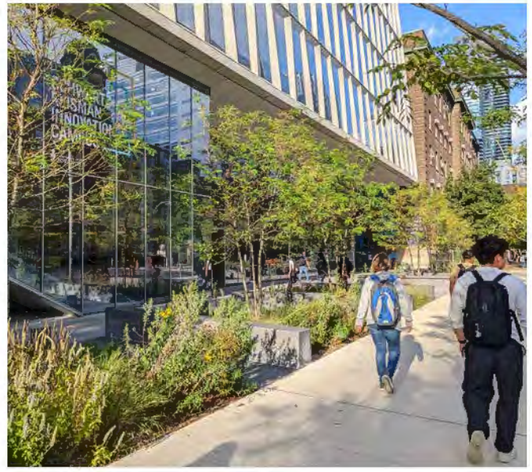
Heritage Stewardship

Leveraging our built heritage resources

In 2027, the University of Toronto will celebrate 200 years of academic tradition since its founding by royal charter on the grounds that surround Queen's Park. The St. George Campus is comprised of many significant built heritage assets that the University seeks to protect and maintain. The conservation of built heritage resources at UTSG necessitates a thoughtful and balanced approach to planning and growth. Future development of heritage properties will conserve cultural heritage resources in accordance with the policies of the Provincial Policy Statement, the Ontario Heritage Act and the Official Plan, and with regard to the Standards and Guidelines for the Conservation of Historic Places in Canada. To maintain the richness and significance of these buildings, they must be continually maintained and enhanced to respond to today's requirements. This includes improving accessibility, building performance, thermal comfort, and incorporating inclusive design.

IMAGE
Grand opening event for the Ziibiing Indigenous Landscape.
Photo by Polina Teif.

IMAGE
One Spadina Crescent.
Photo by Nic Lehoux.



Urban Campus

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

Centred in one of the world's most vibrant, culturally diverse and economically dynamic regions, the campus strives to leverage its urban location to the benefit of University and City. The University aims to provide high-quality campus service and amenity space including housing, retail, office, and innovation space to advance the university's academic and research missions, positioning the University to attract and retain talented faculty, staff and students, to enhance the University's standing and reputation.

IMAGE
Schwartz Reisman Innovation Campus Landscape.
Photo by University Planning



Mobility & Connection

Navigating and traversing the campus with comfort and ease

The campus experience is enhanced by the quality of connections across its extents. This includes not only the publicly accessible outdoor streets and pathways but also the mid-block and interior connections and passageways that comprise the St. George Campus network. The university community includes those living on or near campus, as well as those commuting long distances, and the campus must accommodate this range of access at all times of the day and throughout the year. Supporting this system at UTSG with cohesive elements including landscaping, wayfinding, lighting, paving, contiguous accessibility, and improved gateways, edges and main streets enhances campus connectivity.

Of particular importance, as we look to the evolving needs of the campus, is an improved pedestrian experience. Realizing new shared streets, streets that reallocate space in the rights-of-way to facilitate enhanced campus life and safer active transportation modes, is an opportunity that responds to this need. As we look towards addressing current challenges to enable positive transformation, we must ensure that campus mobility services remain flexible and responsive to future needs.

IMAGE
Pedestrians and cyclists along the revitalized Kings College Circle.
Photo by Salima Kassam.



Inclusion & Belonging

Embracing our differences and affirming equity

The University of Toronto strives to provide an environment that is universally welcoming and cultivates inclusivity and belonging for all members of its community. Equity and diversity are linked to the University's unwavering commitment to excellence in the pursuit of the academic mission. The campus requires continuous improvement to meet these aims. New building and renovation projects are opportunities to ensure that the campus is welcoming to all. Safety is an important consideration as the campus continues to remain open to all and supportive of free discourse on diverse topics. Providing spaces that are welcoming where the campus community can converse and learn from one another is a key consideration in project planning. Spaces that support inclusion include prayer and meditation spaces, all-gender washrooms and lactation rooms, among others. Capital project review by students with lived experience is a means to receive insightful design feedback.

IMAGE
Students viewing the Unissued Diplomas installation, part of the Talking Walls Exhibition at Hart House. Photo by Johnny Guatto.



Campus Life

Cultivating community and the University experience

The University of Toronto St. George Campus is the largest university campus in Canada. Using placemaking opportunities to foster a sense of community is important especially given the size and urban location of UTSG. The campus can provide inspiring spaces and places that invite participation, engagement, gathering and shared experience. Providing a range of comfortable quality spaces conducive to social interaction is a priority that nurtures the entire campus community. Infusing fun and play into campus life in both outdoor and indoor spaces improves social interaction and community well-being. Public art can visibly and symbolically signal a sense of welcome and acknowledgement by the University, physically embody the University's values, and celebrate the exchange of ideas and shared experiences. Design also has a role to play in improving campus life and cultivating community. Entrances, lobbies and ground floors of campus buildings can be more inviting to the campus community at large. This includes providing greater transparency at grade and intentional indoor/outdoor connectivity. Programming relationships that serve to activate spaces can consider ways in which to support both night and day as well as seasonal animation.

IMAGE
Robarts Commons.
Photo by Hanna Borodina.

3/ PLANNING FOR THE FUTURE

The Stewart L. Blusson Visualization Facility. Photo by Daria Perevezentsev



Fall Convocation held at Convocation Hall. Photo by Mac Pattanasuttinont.

As the University advances the UTSG Campus Plan through 2040 – while responding to institutional needs – a number of key considerations will continue to shape future decision-making.

An adaptive planning approach responsive to an evolving context will enable the University to manage growth and prioritize investments in academic space in concert with institutional housing and innovation over the long term.

Photo by David Lee



Drivers For Change

While long-term needs cannot be predicted with certainty, the University remains committed to advancing a vibrant, sustainable, and inclusive St. George Campus. To do so, future planning must account for several factors that will influence campus priorities and needs over the next 10-15 years – identified in this Plan as *Drivers for Change*:

IMAGE ABOVE
Inside Barbara Sherwood Lollar's geochemistry lab. Photo by Lisa Lightbourn.

- **Campus Population, Enrolment Trends & Growth Projections**
- **Pedagogical Evolution & Technological Advancements**
- **Condition of Campus Facilities**
- **Sustainability, Climate Resilience & Environmental Impacts**
- **Space Requirements & Emerging Trends**
- **Campus Experience & Variety of Activity**



Campus Population, Enrolment Trends & Growth Projections

Campus growth projections for students, faculty, and staff play a critical role in informing decision-making, shaping enrolment management, facilities planning, and infrastructure investment across the University. As student enrolment grows or shifts, corresponding changes in faculty and staff create demand for the renewal of existing spaces and new construction. Enrolment is also a primary financial driver, with student-related revenues and operating grants accounting for approximately 85% of the University's operating budget, making the institution sensitive to policy changes such as recent federal caps on international study permits. At the same time, federal and provincial funding frameworks – particularly in Ontario, where the province regulates domestic tuition and provides operating, research, and infrastructure support – significantly influence financial stability and capital planning capacity. While the University has experienced substantial growth over the past two decades and is now entering a period of **more moderate expansion**, physical development does not directly mirror population change; rather, it is guided by **strategic academic priorities** ensuring that campus infrastructure aligns with long-term institutional objectives in service of the University's core mission.

IMAGE
Aerial view of the annual Cheer Off during orientation week. Photo by David Lee.



Condition of Campus Facilities

The condition of campus facilities is a key factor for the University's future development, shaping priorities for **renewal, investment, and growth**. As the institution plans for the coming decades, addressing the physical state and performance of its building stock is essential to ensure **operational sustainability** and to support evolving academic, research, and community needs. On the St. George Campus, a significant number of heritage designated buildings reflect a strong commitment to **heritage stewardship** that celebrates the University's architectural legacy, while also limiting opportunities for new development and requiring careful balance between conservation, adaptive reuse, and contemporary demands. At the same time, many facilities are approaching or have exceeded their intended lifespans, and the accumulation of deferred maintenance raises critical questions about long-term viability and cost-effectiveness. Decisions to maintain, modernize, adapt, or replace infrastructure must be guided by academic priorities, financial capacity, and environmental performance. Comprehensive facility condition assessments and feasibility studies, supported by a flexible planning framework, are essential to inform strategic investment and ensure the campus continues to support excellence in teaching, research, and student life.

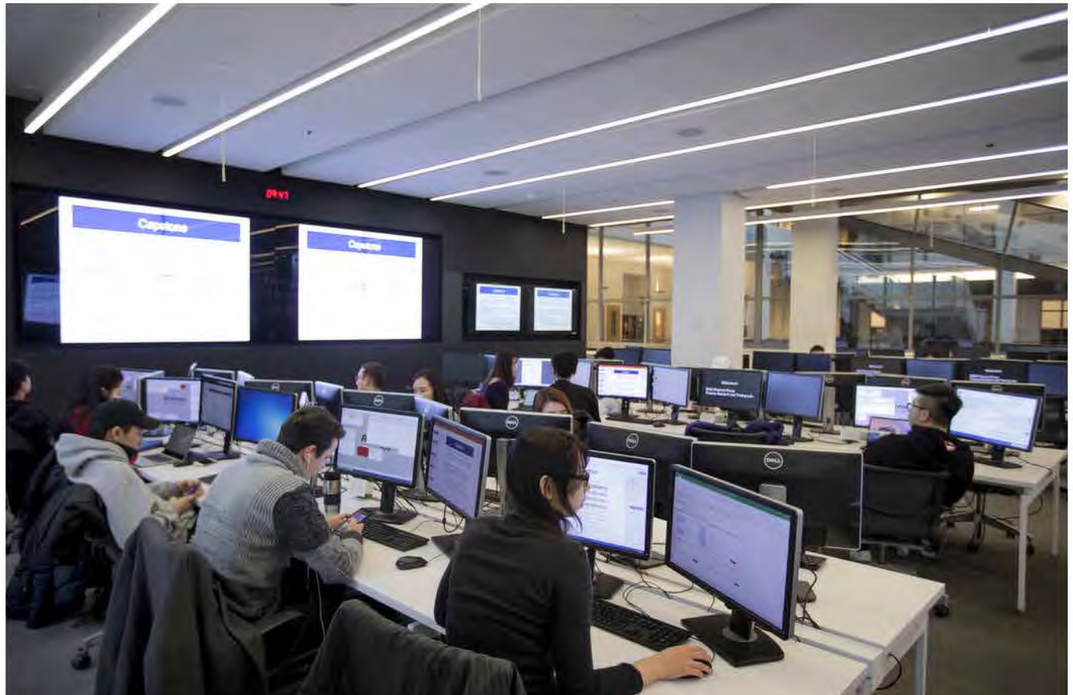
IMAGE
Construction crews work to lift a piece of the new roof onto Convocation Hall in 2020. Photo by Nick Iwanyshyn.



Space Requirements & Emerging Trends

Over the past five years, significant shifts in how campus spaces are used have reshaped the University's approach to planning, space allocation and optimization. The rise of remote and hybrid work following the COVID-19 pandemic prompted a reassessment of administrative and staff space needs, creating opportunities to optimize and reallocate space to higher-priority academic and student-focused functions. As these conditions continue to evolve, future space demands will be influenced. At the same time, growing student presence on campus has intensified demand for informal learning environments, social spaces, and co-curricular amenities, especially for commuter students seeking accessible places between classes. Instructional space planning remains a priority, with utilization studies indicating overall capacity below target levels and uneven performance between large and small classrooms. Looking ahead, campus planning will emphasize data-informed optimization, improved scheduling efficiency, and continue to adapt by reimagining existing spaces and designing new ones that are **flexible, equitable, and purpose-driven**, activating underutilized areas and enhancing shared spaces to support a resilient, inclusive, and vibrant campus.

IMAGE
Interior view of Robarts Library as students head back to school. Photo by Hanna Borodina.



Pedagogical Evolution & Technological Advancements

Technological innovation and evolving pedagogical approaches are reshaping how teaching and learning occur across campus, requiring the University to adapt its physical environments to remain at the forefront of academic excellence. Advances in **artificial intelligence**, **immersive technologies** such as virtual and augmented reality, **big data analytics**, and **interactive learning** platforms are transforming classroom dynamics and enabling more personalized, experiential, and simulation-based education across disciplines. At the same time, hybrid and blended learning models — strengthened in the post-pandemic context — continue to merge digital flexibility with in-person engagement, calling for classrooms that are **technologically robust, flexible, and adaptable**. These trends have direct implications for campus development, increasing demand for specialized environments such as simulation labs, multimedia studios, innovation hubs, and active learning classrooms, as well as technology-equipped spaces that support faculty course development and interdisciplinary collaboration. Future campus planning must therefore integrate pedagogical foresight and technological adaptability, ensuring that investments in infrastructure and emerging technologies align with evolving methods of teaching, learning, and research.

IMAGE
The Finance Lab at the Rotman School of Management. Photo by Nick Iwanyshyn.



Sustainability, Climate Resilience & Environmental Impacts

Sustainability is a defining priority shaping the future evolution of the University of Toronto, reflecting a strong commitment to environmental stewardship, climate resilience, and community well-being. As climate-related and societal changes intensify, long-term campus planning must balance adaptability with firm sustainability objectives, embedding environmental and social strategies across buildings, infrastructure, and public spaces. The University's goal to become climate positive by 2050 – reducing greenhouse gas emissions by at least 80% and moving beyond net zero to generate a net environmental and human health benefit – guides all capital projects and development decisions. This commitment advances net-positive approaches such as mass timber construction, deep energy retrofits, resilient native landscaping, renewable energy integration, and enhanced stormwater management. Open spaces will also play a critical role by supporting biodiversity, water conservation, and walkability. As climate risks become more acute, resilience measures – including green infrastructure to address urban heat islands, and tree canopy preservation – will be central to ensuring the campus can adapt to extreme weather while continuing to foster academic excellence and a vibrant campus experience. While the precise trajectory of campus needs will continue to evolve, the University's leadership in sustainability – reflected in its operations, academic mission, research, and community engagement – offers a clear and enduring foundation, guided by **adaptability, resilience, and a climate positive vision**, to shape a campus that not only responds to change, but actively thrives in it.

IMAGE
The SkyGarden managed by Civil and Mineral Engineering. Photo by David Lee



Campus Experience & Variety of Activity

Enhancing campus experience and diversifying activity are central to strengthening the University's identity as an inclusive, vibrant, and connected urban campus. With a large commuter-based community, improving **commuter connections** – through welcoming gateways, transit integration, promotion of active transportation modes, and accessible **third places** such as study, social, relaxation and community areas – remains a key priority in supporting student success and enriching the overall campus experience. At the same time, the strategic **repatriation of leased space** presents an opportunity to consolidate programs within the core campus, improving operational efficiency, reinforcing academic synergies, and activating underutilized buildings with renewed purpose. Bringing dispersed functions back to campus can further enrich daily activity patterns and foster a stronger sense of community and belonging. In parallel, the University will continue to advance **innovative and collaborative space models**, including shared research environments, interdisciplinary hubs, and flexible multi-use venues that accommodate academic, social, and community programming. Together, these strategies support a more dynamic and animated campus environment, one that fosters connection and maximizes the value and impact of existing and future spaces.

IMAGE
The annual Mac & Cheese Smackdown at the Univesity of Toronto, held at Willcocks Commons in 2022. Photo by Johnny Guatto

Managing Growth

Since the 2011 St. George Campus Master Plan

The University of Toronto, now approaching its bicentennial in 2027, has had 200 years of growth, met with two significant periods of capital investment.

While the 1960s west campus expansion was driven by the post-war population boom, construction and acquisitions in the late 1990s and early 2000s addressed a general rise in enrolment, further accelerated by the 2003 Ontario double cohort, and targeted government investment in STEM programs through the provincial SuperBuild fund.

Many of the buildings built during these two periods are approaching envelope and building systems renewal at the same time requiring significant investment or redevelopment.

Since then, the University has had a gradual expansion prioritizing development on underutilized sites including the last of remaining surface parking lots and aging buildings ripe for further intensification to expand and modernize campus facilities and improve the campus public realm. The new wave of campus buildings has provided essential amenities for a growing student population and addressed new demand drivers including expanding academic programming, providing high-quality research and innovation space, and supporting students and faculty with housing accommodations. Several transformative projects have been recognized by national and international awards for planning and architectural design excellence.

Photo by Eugen Sakhnenko

175,000 GSM
Completed Buildings

↑ **55,000 GSM**
Acquisitions

↑ **59,000 GSM**
In Construction

↓ **42,600 GSM**
Planned Demolition

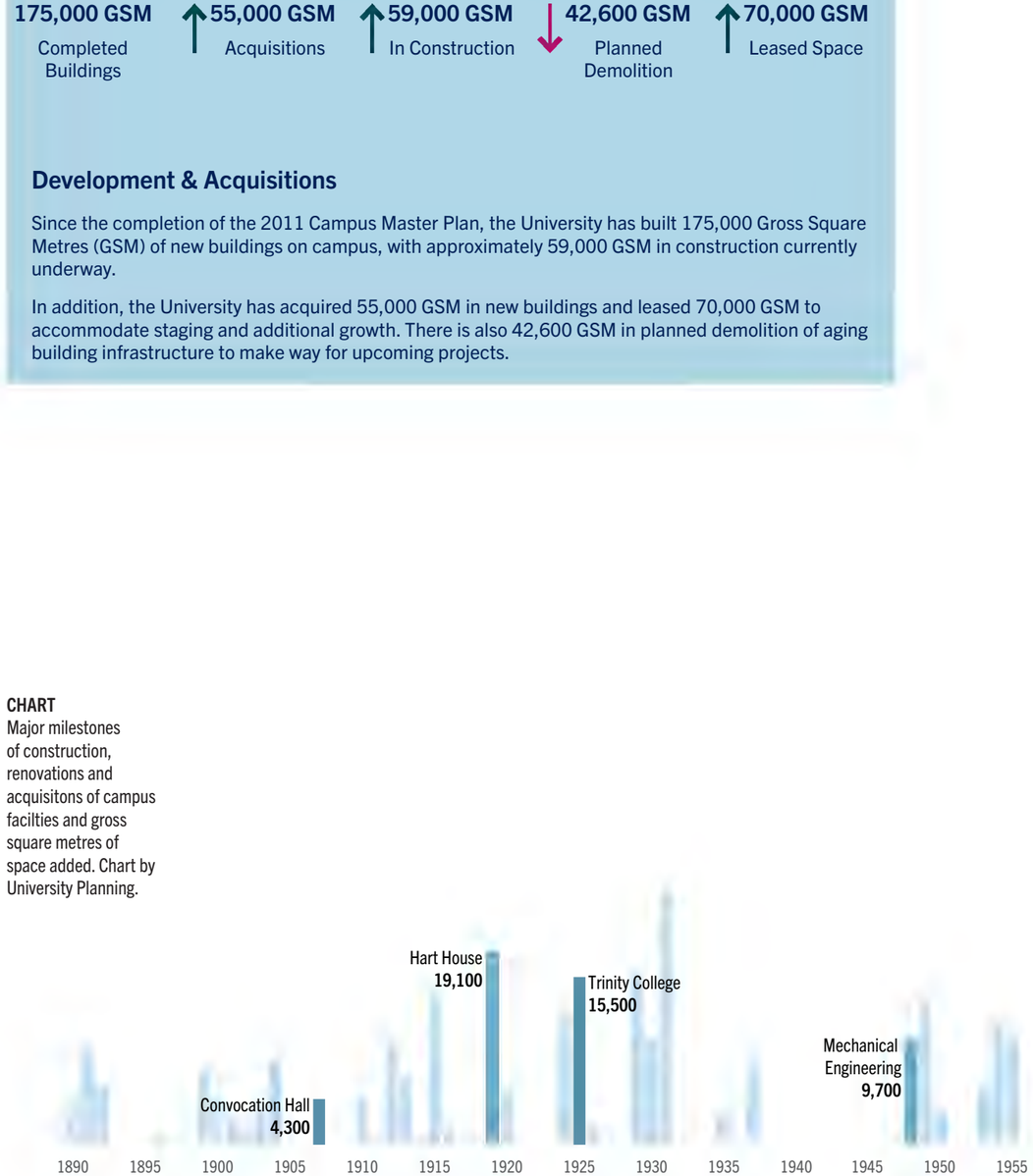
↑ **70,000 GSM**
Leased Space

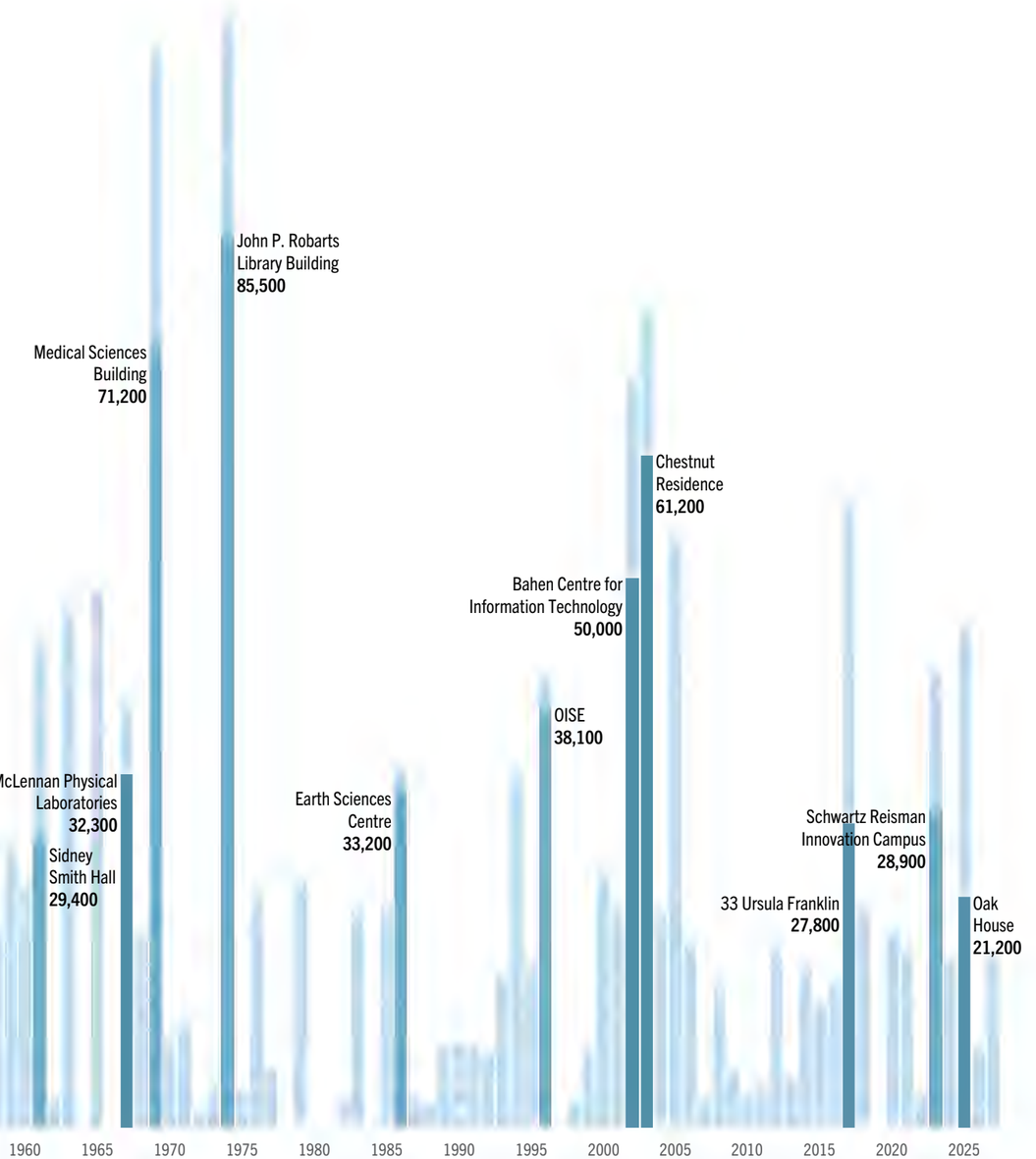
Development & Acquisitions

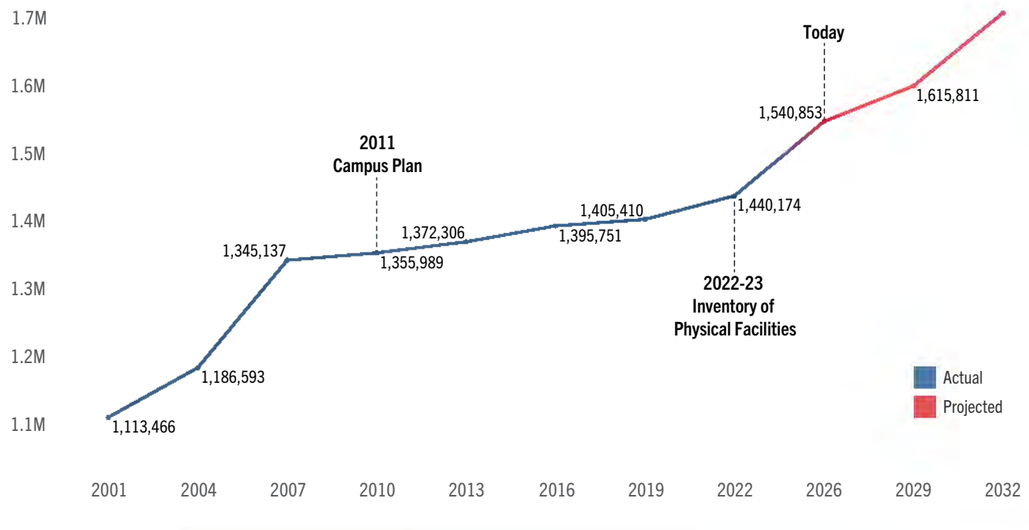
Since the completion of the 2011 Campus Master Plan, the University has built 175,000 Gross Square Metres (GSM) of new buildings on campus, with approximately 59,000 GSM in construction currently underway.

In addition, the University has acquired 55,000 GSM in new buildings and leased 70,000 GSM to accommodate staging and additional growth. There is also 42,600 GSM in planned demolition of aging building infrastructure to make way for upcoming projects.

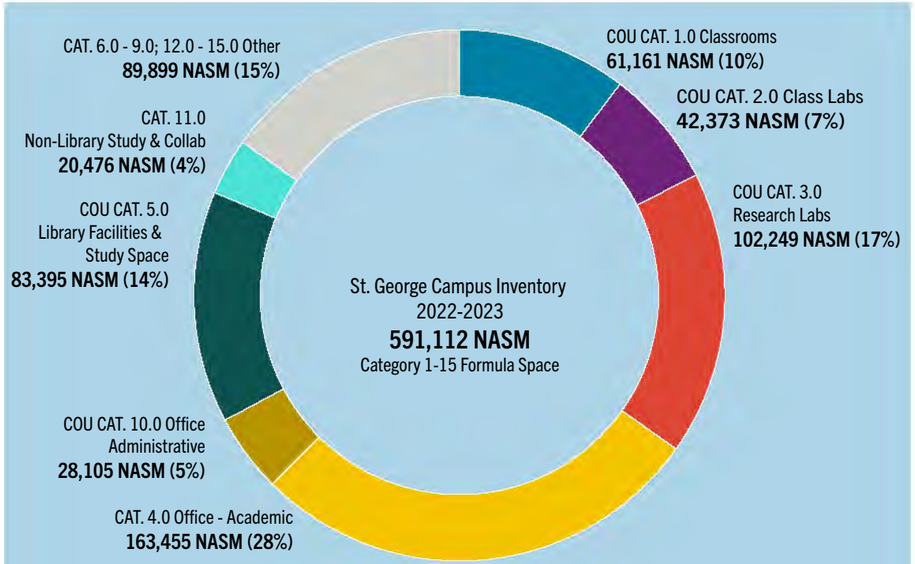
CHART
Major milestones of construction, renovations and acquisitons of campus facilties and gross square metres of space added. Chart by University Planning.







GRAPH ABOVE
Total space at the St. George Campus in Gross Square Metres. Graph by University Planning.



The University catalogues space according to the Council of Ontario Universities (COU) space standards, which categorizes the wide range of University facilities based on physical characteristics and intended use. There are twenty (20) main categories with multiple subcategories. Both the categorization and the present allocation of every room across the University is recorded in a central space inventory system.

The University of Toronto defines Net Assignable Square Metres (NASM) as the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant, including every type of space functionality used by an occupant; and Gross Area Square Metres (GSM) as the sum of all floor areas included within the outside faces of exterior walls, which have floor surfaces.

Space at the St. George Campus

Space at the St. George Campus catalogued in the central space inventory database as of the most recent triennial Space Inventory Survey (2022) encompassed 1.44 million gross square metres (GSM) of space, of which 591,112 square metres was categorized as assignable formula space. This was an increase of 4.9% since the 2011 Campus Master Plan, and was reached through steady renewal and expansion of facilities at an average rate of approximately 65,000 GSM triennially.

In addition to projects completed in the last couple of years, demand for off-campus lease space, demolition, and with 59,000 GSM of projects nearing construction completion, the current space will grow the campus to 1.54 million GSM, for a total increase of 12.3%.

Projects in advanced stages of planning and development represent an additional 94,000 GSM, which is anticipated to expand the total inventory to 1.61 million GSM between 2029 and 2032, representing a 17.7% growth since 2011; while the additon of projects in early stages of planning could potentially further increase space at the St. George Campus.

The University also occupies 70,000 GSM in off-campus leased space to provide swing space during renovations and construction, and to accommodate immediate academic, research and innovation needs. It is anticipated that 11,000 GSM of leased space will be repatriated in the near term, and the University will continue to lease the remaining 59,000 GSM off-campus facilities to provide high quality lab facilities, data centres, and synergy space with industry organizations.

Student Enrolment

Student enrolment has increased by about 32% from approximately 48,700 Full Time Equivalent (FTE) students in the 2010-2011 academic year to a current enrolment of 64,400 FTEs. This increase is consistent with the previous ten-year increase of 32% from approximately 37,000 FTE in 2001-2002; however, today's enrolment level is already greater than the 50,000 FTEs contemplated in the original 2030 plan. Of the 2025-2026 total student FTE at the St. George Campus, 69.8% are undergraduate students and 30.2% are graduate students with a target graduate enrolment share of 35%.

Looking to 2040, enrolment is currently projected to reach 64,730 FTE in the 2029-2030 academic year at which point it is anticipated to remain at a relative steady state with minimal expected growth in the range of 1,000-2,000 FTE, notwithstanding future government-funded enrolment increases to meet strong demand or evolving needs of the labour market.



IMAGE
Students crossing at St. George and Harbord Street. Photo by Diana Tyszko.



Photo by University Planning

Measuring Need

1 / Academic Space

The Council of Ontario Universities (COU) developed space classifications and standards, which have assisted Ontario institutions over the last five decades to apply an analytical approach to measuring existing physical space and forecasting future space needs.

COU space formulae and guidelines apply to 75% of the assignable space – spaces that can be generally categorized as academic; while the remaining non-formula assignable space is primarily in student residences, select facilities of clinical sciences divisions, non-institutional groups, start-ups occupying university space, and also includes spaces which are currently inactive and require renovations to become usable. To estimate total academic space need in gross square metres (GSM), a gross-up factor of two is applied to the theoretical generated assignable space, on the rationale that two square metres of gross building area is normally required for each net assignable square metre (NASM).

Although an array of input measures are used in the COU standards to calculate space requirements, the key input measure that affects space requirements is the number of FTE students. In addition to the overall number of FTE students, the particular mix on a campus of undergraduate and graduate students, of arts and science programs and professional faculties, and the intensity of research activity each have a strong impact on space needs and the COU space calculations.

Despite significant construction and space acquisitions, actual inventoried space in formulae categories (categories 1-15) to accommodate a student at the St. George Campus has dropped from a factor of 11.4 NASM per FTE Student in 2010-11 to 9.9 NASM in 2022-23. Over the same period, the COU generated theoretical space factor at St. George has also fallen from 14.6 NASM to 12.8 NASM. This overall trend is largely due to increased emphasis on space optimization and more efficient use of space, which is also reflected in the incremental revisions to the COU formulas. However, as the percentage of graduate students on campus increases, and to support the intensive research focus of the institution, targeting a higher NASM per FTE student factor is recommended. As construction projects are completed towards the 2032 COU reporting year, the actual inventoried space is anticipated to increase to a factor of 10.2 NASM per FTE Student. To reach the 12.8 NASM per FTE Student target, the University would have to build a net 175,000 NASM (or approximately 350,000 GSM) of academic space by 2032 exclusive of planned Innovation Space.

175,00 NASM
350,000 GSM

Projected Academic Space Shortfall

While the COU analysis is one approach to measuring space needs, the 2040 Campus Plan stipulates that it shall be considered in tandem with a principles-based approach to campus growth. This reflects an evolving higher education landscape shaped by a multitude of shifting variables. It favours a space planning framework that responds to unpredictable influences, rather than attempting to predict a specific academic space shortfall.

Key considerations include:

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

Beyond a quantitative measure of space need, the Campus Plan will seek to implement this principles-based approach as capital projects are developed in the planning stage, prioritizing the optimization and renewal of existing assets to more effectively balance and support the needs of academic excellence, innovation-driven growth, and meet the demand for university housing.

The Campus Plan also seeks to put greater importance on incorporating informal spaces in building programs, or “third places”, which in the campus context include spaces that encourage informal interaction and engagement, such as “Interactive Learning Spaces” or crush spaces outside of classrooms, study spaces and lounges catering to the needs of both on-campus and commuter population, reflection rooms for wellness, meditation, prayer, health & well-being, family study rooms, exhibition spaces, recreational facilities, and more. These types of spaces encourage community connection and social gathering, inspire creativity and cross disciplinary exchange, collaboration, innovation, and also provide respite, a space for reflection and relaxation. The benefits of having these spaces are far reaching, positively influencing connection, educational outcomes, innovation and research, and space utilization rates.


Photo by Eugen Sakhnenko


Photo by Matthew Volpe

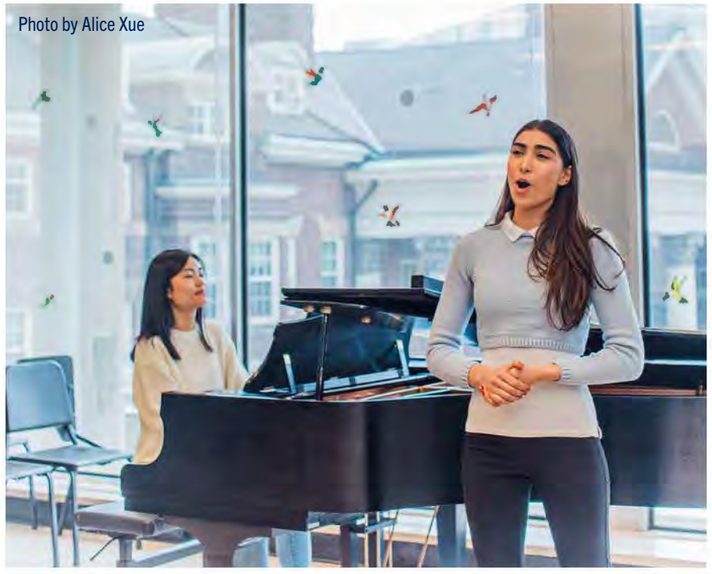

Photo by Alice Xue

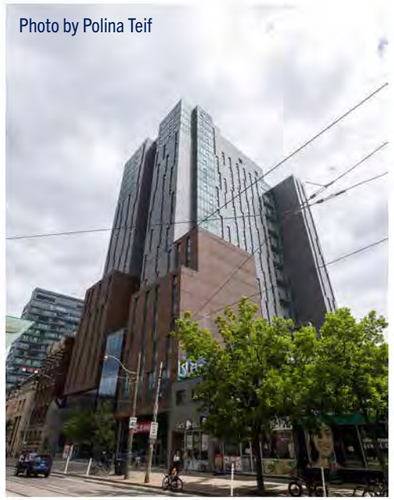

Photo by Polina Teif


Photo by Eugen Sakhnenko


Photo by Faculty of Information



Photo by Eugen Sakhnenko


Photo by Polina Teif

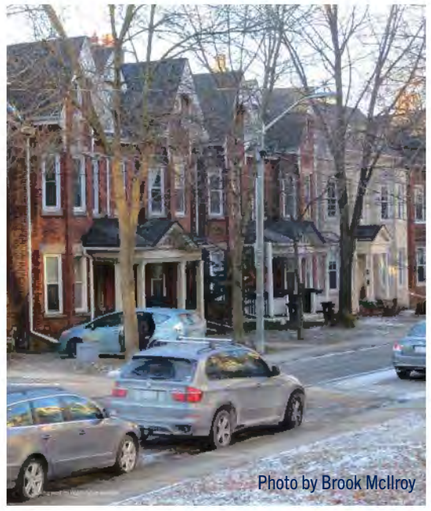

Photo by Brook McIlroy


Photo by UofT Spaces & Experiences


Photo by Diana Tyszko


Photo by Lisa Lightbourn

2,700 to 4,700 Beds

Student Housing Demand

450 to 750 Units

Family-Oriented Housing

2 / Housing

One of the most pressing challenges facing both the City of Toronto and the University's St. George Campus is the current housing shortage. Access to stable and convenient housing and the ability to live in proximity to the campus are key components of the university experience, affecting both academic experience and well-being. The current need for access to housing and the provision of a range of housing options includes not only undergraduate and graduate students, but also university faculty and staff. It directly affects the University's ability to recruit and retain top talent.

In 2024-2025, the University undertook an assessment of student residence demand as well as priorities related to housing. The outcome of this work, as described in Spaces & Experiences 2024-25 Annual Report, identified housing as a significant strategic importance to the University and set a target for growth at the UTSG campus of 2,700-4,700 beds for undergraduate and graduate students within the next ten years, to add to the over 8,000 beds currently available on campus.

As the University actively seeks to address this issue, UofT's recent Build More Housing Initiative provides one pathway forward, with the goal of creating a pipeline of housing through a diversity of partnerships on and near the St. George Campus, that can be delivered over time. It is recognized that access to University of Toronto student residences helps our students thrive by offering a supportive, convenient, and community-focused environment that blends academic resources with personal development.

In November 2024, a housing demand study assessing requirements for student families, workforce and faculty housing was also conducted, which determined an additional 450-750 family-oriented rental housing units should be added to the existing UTSG inventory of 815 units.

Housing typologies being explored include:

- Purpose Built Student Accommodation – undergraduate and graduate
- Family Housing – 1,2,3 bedroom apartment units
- Multi-family housing and Laneway housing in Huron Sussex Neighbourhood

Over
37,000 GSM
Innovation Space

3 / Innovation Space

The University of Toronto consistently ranks among the world's top 10 universities powering global innovation in technology, health care, sustainability and economic development. It is the largest research cluster in Canada, attracting $1.54 billion in sponsored research funding per year and ranking #1 in publications and citations among Canadian institutions.

The knowledge and intellectual property created in our research spaces is a vital source for entrepreneurs and industry both locally and worldwide. Discoveries by researchers at the University have garnered prestigious awards, including University Professor Emeritus Geoffrey Hinton who was awarded the Nobel Prize in Physics in 2024 for his foundational machine learning discoveries which now helped sparked the AI revolution. The University produces more startups than any other university in Canada and is already home to a diverse ecosystem of entrepreneurship supports, including accelerators, programs, courses, classes and co-curricular organizations, serving students, alumni, and faculty from all disciplines and levels of experience.

To help ensure that new research discoveries benefit Canadians and support the development of our national knowledge economy, the University has dedicated resources to enable knowledge transfer, innovation and commercialization including new academic programs, and considerable prime space across our campuses. Supporting innovation and entrepreneurship is a core priority for the University and this includes providing research personnel and students with access to core facilities, cutting-edge infrastructure and research spaces. In addition, new collaborative, flexible, purpose-built research and innovation spaces will support further growth of our innovation and entrepreneurship initiatives.

Supporting research and innovation through the development of purpose-built spaces will include over 37,000 square metres of innovation space, the country's biggest university-based innovation node.


Photo by Johnny Guatto


Photo by Polina Teif



Photo by Mac Pattanasuttinont


Lash Miller Building Expansion. Rendering by Mikkelsen Architects.

Some of the notable Research and Innovation initiatives recently launched or currently in development include:

- **Schwartz Reisman Innovation Campus** provides a hub for emerging knowledge-driven industry partnerships and both faculty and student-led startups, enabling UofT to capitalize on its unique research strengths, spark innovation, and act as a magnet for talent and ideas.
- **Lash Miller Building Expansion** will provide specialized self-driving labs to accelerate the discovery of molecules and materials. The design showcases the innovative research taking place at a key intersection of the St. George Campus.
- The launch of **BioLabs University of Toronto in the MaRS Discovery District** ensures continuity for the more than 30 early-stage life-science startups that currently rely on the facility's specialized equipment and laboratory infrastructure, while expanding their access to global networks of sponsors and investors.
- **MaRS Waterfront**, an innovation hub co-managed by MaRS and UofT, to expand the City's startup scene in Toronto's waterfront district.

4/
AN EVOLVING CAMPUS

Photo by Salima Kassam



IMAGE
Aerial of Downtown Toronto highlighting St. George Campus Secondary Plan Area. Photo by West 8.

Context

Campus in the City

The University of Toronto's St. George Campus lies within the heart of the Greater Toronto Area with its establishment and growth running parallel to the historical growth of the City.

Surrounding the campus is a concentration of cultural, research, medical and government institutions, and residential neighbourhoods.

UTSG is distinguished within the City with its unique concentration of cultural heritage resources along with its network of open spaces. Significant cultural institutions, primarily located along Bloor Street West, include the Royal Ontario Museum, the Gardiner Museum, the Royal Conservatory of Music and the Bata Shoe Museum. Queen's Park and the Legislative Building and grounds lie between the historic core of the campus and the Colleges located east of Queen's Park Crescent East, while to the northwest the Huron Sussex neighbourhood contains a mix of low-rise houseform, mid-scale institutional and commercial buildings.

Urbanism is a key quality of the St. George Campus. Its well-integrated and unique location in the downtown not only benefits the University community for amenity, housing, and leisure, but also enables a free exchange of ideas and provides opportunities for collaboration and partnerships. It positions the University as a key innovation core that connects academic and industry within a major economic, cultural, and research hub in Canada.

While the St. George Campus Secondary Plan defines an area consisting of Bloor Street West to the north, Spadina Avenue to the west, College Street to the south and an irregular boundary generally running along Bay Street to the east, the campus includes other locations outside of this defined area. Ensuring that these maintain a meaningful connection to the campus is essential to supporting a strong campus community.

The St. George Campus includes a number of Colleges which are defined in the July 2008 Governing Council Statement on the Roles of the Constituent and Federated Colleges as, 'intellectual and social communities of students, faculty and staff which contribute to the advancement of learning at the University of Toronto.' Constituent Colleges include Innis, New, University and Woodsworth. Federated Colleges include St. Michael's, Trinity, and Victoria.



MAP ABOVE
Highlighting St. George Secondary Plan Area within Toronto. Data: City of Toronto Open Data (Open Government Licence – Toronto) and Ontario GeoHub / Ontario Hydro Network (Open Government Licence – Ontario)

Context

Toronto is known for its distinct collage of neighbourhoods and commercial districts that come together and create a colourful and vibrant city life. St. George Campus is nestled in the heart of the downtown core making it inherently porous and connected to the City. Adjacent to both the seat of government for the province of Ontario and the Health Sciences District, this close proximity benefits both the University and the City.

Main Streets & Transit

The campus is well-connected to the City situated at the junction of two major TTC subway lines that provide a direct link to the campus along its north and east edge. Public transit access points to the campus are from Museum and Queen's Park stations at Line 1: Yonge-University; as well as Spadina and St. George serving both Line 1 & Line 2 (Bloor-Danforth). College Street and Spadina Avenue are both served by streetcar lines. Separated cycling lanes are provided along Bloor Street West, Harbord Street, Hoskin Avenue, Wellesley Street West, Queen's Park and College Street with bike lanes running along St. George Street.

NEARBY INSTITUTIONS:

1. Royal Ontario Museum
2. Gardiner Museum
3. Royal Conservatory of Music
4. Bata Shoe Museum
5. Ontario Legislative Building
6. Art Gallery of Ontario
7. Ontario College of Art & Design University
8. Toronto Metropolitan University
9. City Hall

SPADINA
SPADINA ROAD
ANNEX
YORKVILLE
BLOOR-DANFORTH SUBWAY LINE
SPADINA
ST. GEORGE
AVENUE ROAD
BAY
BLOOR -YONGE
BLOOR STREET WEST
BLOOR STREET WEST
4
Woodsworth College
3
1
2
HURON SUSSEX
MUSEUM
Innis College
Victoria University
QUEEN'S PARK
Trinity College
Massey College
HOSKIN AVENUE
BAY CLOVERHILL
St. Michael's College
HARBORD STREET
ST. GEORGE STEET
HARBORD VILLAGE
New College
University College
QUEEN'S PARK CRESCENT WEST
QUEEN'S PARK CRESCENT EAST
WELLESLEY
YONGE-UNIVERSITY SPADINA SUBWAY LINE
WELLESLEY STREET WEST
BAY STREET
YONGE STREET
5
QUEEN'S PARK PRECINCT
COLLEGE STREETCAR LINE
COLLEGE STREET
COLLEGE
COLLEGE STREET
QUEEN'S PARK
SPADINA AVENUE
HEALTH SCIENCES DISTRICT
KENSINGTON CHINATOWN
BALDWIN VILLAGE
UNIVERSITY AVENUE
8
DUNDAS STREETCAR LINE
TMU
6
ST. PATRICK
SPADINA STREETCAR LINE
THE GRANGE
7
YONGE BAY
9



WATERCOLOUR RENDERING
Prepared by West 8

Campus Evolution

Connection To The Land

The UTSG campus lies within a larger regional system situated between two extensive ravine systems with the Humber River to the west and the Don River to the east. It is important to acknowledge the long history of the Indigenous people's relationship to the land, the ravines and the lake. The name Ishpadinaa, anglicized to 'Spadina', traces this relationship to the land by identifying the positioning of the highland or rise in the land which sits atop a ravine overlooking Toronto to Lake Ontario. The St. George Campus is shaped by the historic Taddle Creek, which intersected the ancient Indigenous east–west trail whose route is reflected today in Davenport Road; together, these features emphasize the deep Indigenous history embedded in the campus lands, where longstanding travel corridors linked regional settlements, trade networks, and portage systems.

King's College Park Reserve

The process of colonization rationalized the landscape through systematic surveying and the establishment of an orthogonal system of major avenues and streets. The St. George Campus has its origins as Crown Reserve Lands set aside for a future university. In 1827, a Royal Charter was granted for King's College which later became the University of Toronto. This foundational area of land, for the distinct purpose of creating a university, was held as a space to be preserved, established with two critical links along College Street and University Avenue creating a grand promenade to this unique space. Landscape drawings and images of the time depict the campus character as a composition of picturesque buildings set amongst a forest bisected by Taddle Creek. Although originally purchased to serve as a unified campus, the King's College parcel was redefined in the 1850s when the government assumed a lease for its eastern half to serve as the site for the Province of Canada's new parliament building. As a result, the campus shifted west in anticipation of the development. The eastern portion of the property became a municipally administered public park in 1858 and was renamed Queen's Park in 1860. By 1892, the site intended for Parliament became the home of the Legislative Assembly of Ontario.

DIAGRAM
Annotated map highlighting the King's College land grant extents and taddle creek highlight over 1818 Phillpotts Plan of York.
Prepared by West 8 & ERA Architects.





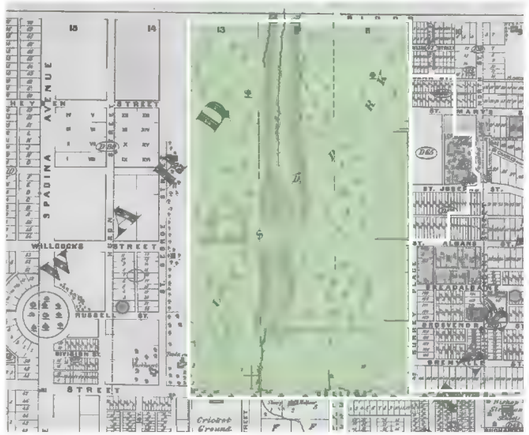
IMAGE
Aerial Photograph of Queen's Park, 1935, with annotations by ERA Architects indicating the original King's College property. Source: City of Toronto Archives.



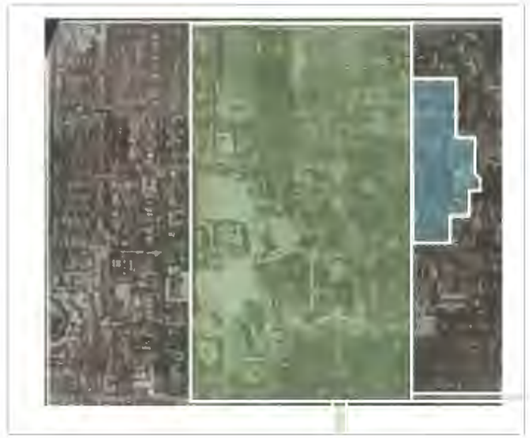
IMAGE
Watercolour entitled "University College in 1876"by Lucius O'Brien, it shows McCaul's Pond on Taddle Creek with University College in the background.Source: University of Toronto Archives.



IMAGE
University College, construction showing Chemistry Laboratory completed. Photo from University of Toronto Archives.



1872



1916



1975

King's College Park (1828)

East Campus Expansion

East Campus Federated Colleges (present)

West Campus Expansion

Removed roads

IMAGES
Aerial Photographs of UTSG Campus, with annotations by ERA Architects indicating the campus expansion.

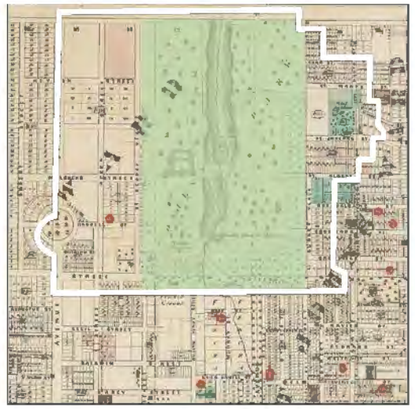


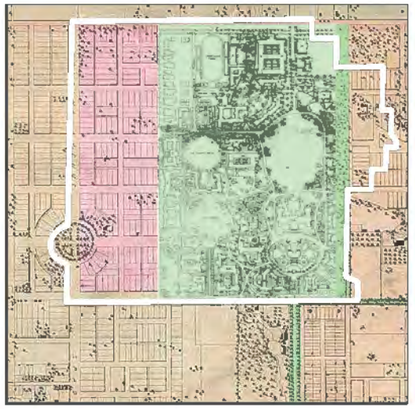
University of Toronto NEWS

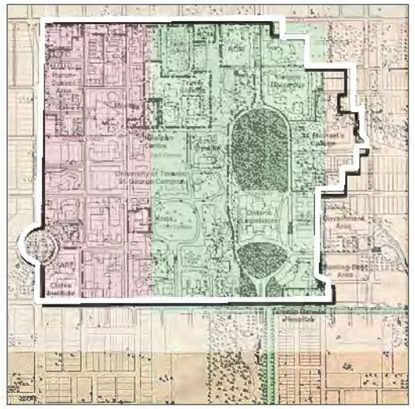
Volume II, Number 3 — December 1969

The Dragon of the St. George Campus has one horn and four wheels

From Bloor to College, busy St. George Street splits the University's most heavily populated area into two sections —students in their thousands cross and re-cross the roadway daily. Researchers counted 17,000 crossings one day several years ago. There are more students now. Harbord-Hoskin, subdivides the two sections of the Campus into four. This creates a typical problem: what the great new Humanities and Social Sciences Research Library opens up the north side of Harbord the problem will be multiplied. Increase in motor traffic, it seems likely, will be more than keeping pace with the pedestrian increase. Traffic consultants forecast that motor traffic alone will by-pass the present capacities of both St. George and Harbord-Hoskin. Brightness and traffic consultants Osmon, jointly with City and Metropolitan Toronto officials [illegible] plan[illegible] which both St. George and Harbord-Hoskin to through traffic in the U of T pre- with level interchanges in the University area would not be incompatible. But if projects will be needed to keep the city traffic- [illegible] of the Planning Board of Toronto under survey [illegible] [illegible] [illegible]









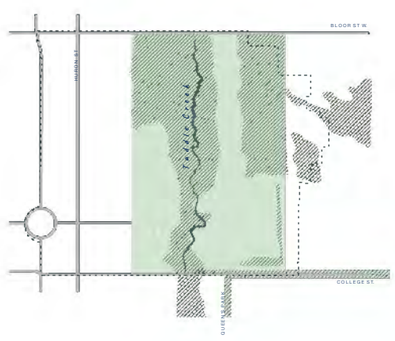
1828
University of Toronto founded as King's College

1890-1910
Eastern Campus Expansion and Federated Colleges

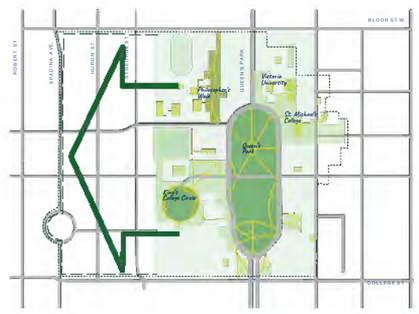
1961-1973
Mid-century Western Campus Expansion

2026
Present Day

2040
Our Vision







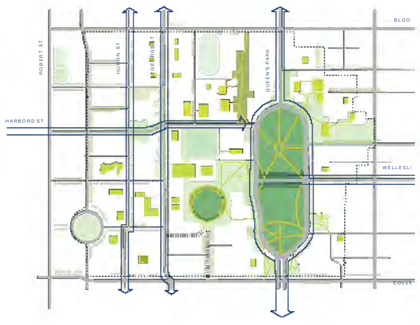
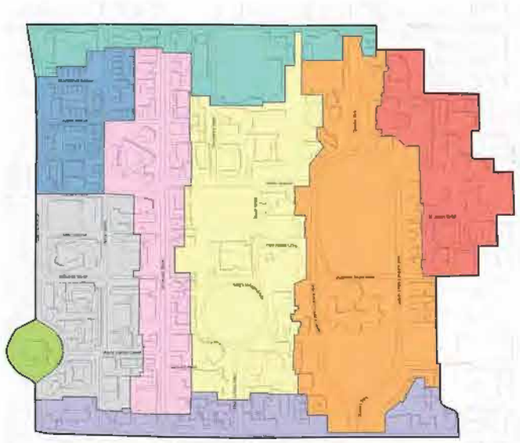


DIAGRAM
Analytical Diagram of Campus Evolution. Prepared by West 8 & ERA Architects.

A Fragmented Patchwork Campus

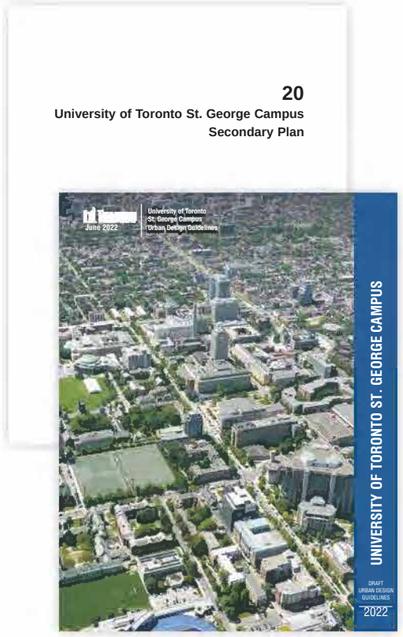
The vision for a connected campus remains unfinished. Recognizing the inherited legacy of the 19th century open landscape campus, the unrealized modern composition of the west campus, and the widening of streets to better accommodate rapid transportation, the evolution of the campus over the past 200 years presents key fundamental ideas to better realize its full potential, as we look to the future. The fragmented patchwork campus as we understand it today provides opportunity for future transformation towards a connected campus.





Building on the Secondary Plan

Following significant University-led consultation within the University, broader community and the City, in September 2016, the University of Toronto submitted an Official Plan Amendment application to establish a new University of Toronto St. George Campus Secondary Plan that would replace the 1997 University of Toronto Secondary Plan. The intention of the application was to update the planning framework for the Area to better facilitate and manage the ongoing evolution of the campus and surrounding lands. Authored by City staff, and following extensive City-led consultation once the application was submitted, the new St. George Campus Secondary Plan came into force and effect in the summer of 2023. The City's staff report describes, *'The vision for the Area is for a complete community that is resilient, sustainable and capable of adapting to climate change. It directs the provision of safe, accessible and comfortable streets, parks and open spaces that are designed for all users, it supports direction to provide a range of housing options, allows for a range of institutional development and supportive uses, including those that offer employment opportunities, and increases active mobility choices.'*



TOP LEFT
Character Areas

TOP RIGHT
Public Realm Components

RIGHT
University of Toronto St. George Campus Seconary Plan and Urban Design Guidelines (City of Toronto)

Secondary Plan Character Areas



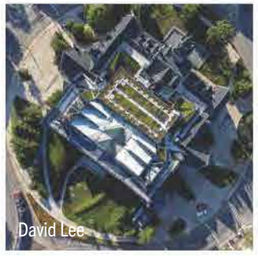
Huron-Sussex



St. George Street



Bloor Street West



Spadina Crescent



Central Campus



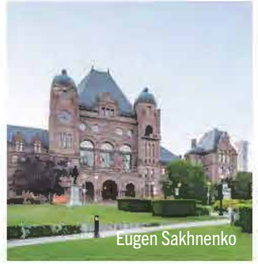
East Campus



West Campus



College Street



Queen's Park

Balanced Intensification

The update to the Secondary Plan shifted from a site-specific development approach as per the 1997 UofT Secondary Plan and 2011 St. George Campus Masterplan, to a holistic strategy focused on balanced intensification and a flexible framework for development across the campus. The new approach introduced Campus Character Areas – defined by their history, architecture, public realm, development patterns, and future potential. Moving forward, campus development is to be evaluated against the Secondary Plan policies and its supplemental Urban Design Guidelines, which shape land use, built form, and public realm. This approach ensures growth is directed toward areas most appropriate for change and compatible with context while fully contributing to the public realm.

Expanding Network of Shared Streets

The University of Toronto St. George Campus Secondary Plan identifies Potential Shared Streets that will have the highest priority for pedestrians when compared to other streets in the area. These include King's College Road, Hart House Circle and Tower Road, Galbraith Road, Huron Street between Harbord Street and College Street, Willcocks Street continuing from the existing Willcocks Commons open space to Spadina Avenue, Ursula Franklin Street and Devonshire Place. This presents tremendous potential to reshape the campus as a connected cohesive pedestrian friendly environment which ties back to its historical aspirations.

Photo by Salima Kassam

Towards a Connected Campus

Big Moves



Understanding and learning from our Campus Evolution, and informed by the most recent work on the Secondary Plan, we look to build upon this to present a Campus Framework what we envision as the big moves to set in place the Structure Plan.

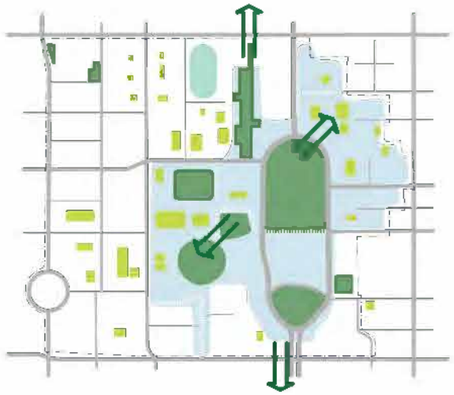
Landmark Transformation

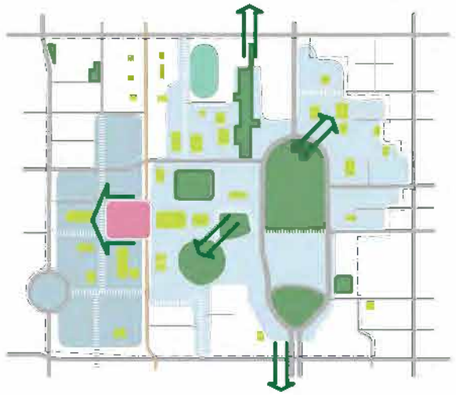
In examining recent campus conditions, where the car predominated our historic core, we acknowledge the profound transformation created by the Landmark project.

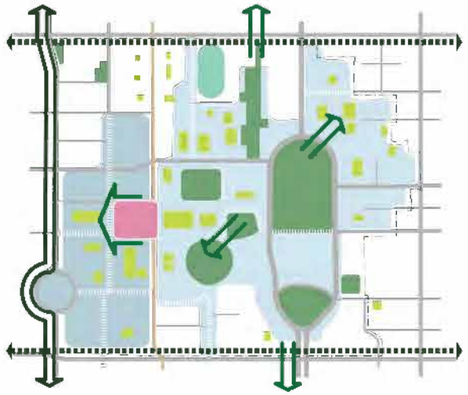
DIAGRAMS
Provided by West 8

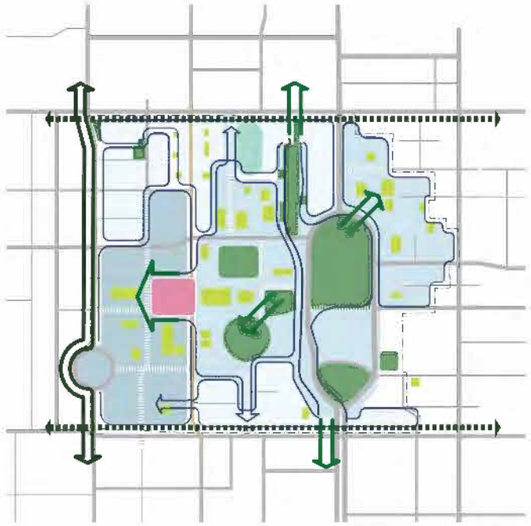


IMAGE
King's College Circle before Landmark Project. Photo by University Planning









University Park Connection



The future envisioned University Park project will 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.

IMAGE Plan Rendering of University Park vision by Public Work, Courtesy of City of Toronto.

West Campus Cohesion

With the redevelopment of Sidney Smith Hall 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.



IMAGE New College public realm improvements along Willcocks Street. Photo by Diana Tyszko.

Addressing Campus Edges

We recognize the value of improving 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.

DIAGRAMS
Provided by West 8



IMAGE Spadina looking northbound at Daniels Building from College Street. Photo by David Lee.



IMAGE Aerial of UTSG looking towards southern portion of campus. Photo by Johnny Guatto.



Structure Plan

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

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 King's College Road Gateway, continuing beyond Hoskin Avenue up Devonshire Road to Bloor Street West.



IMAGE University College.
Photo by Salima Kassam.

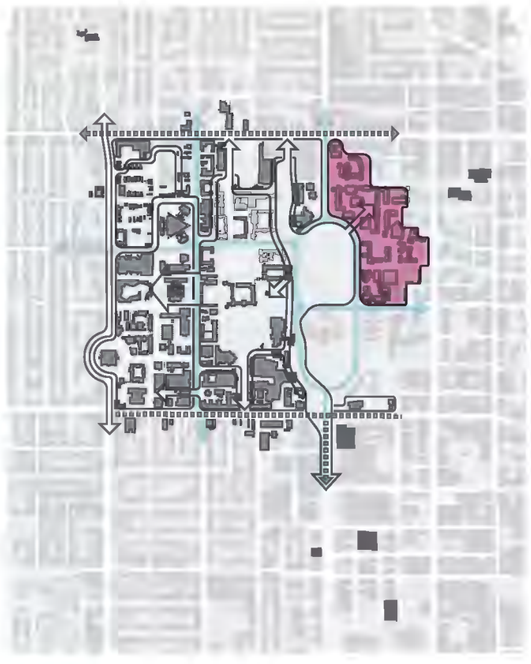


2 / Green Corridor

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.



IMAGE Philosopher's Walk.
Photo by Polina Teif.



3 / Northeast Connection

Highlights the need for enhanced east-west connectivity across the campus for the benefit of our students, staff and faculty.



IMAGE Victoria University in the University of Toronto.
Photo by Polina Teif.



4 / West Campus Activation

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.



IMAGE McLennan Physical Laboratories.
Photo by Johnny Guatto.



5 / Ishpadinaa Placemaking

Recognizes Spadina Avenue as an Indigenous Placemaking Corridor to create meaningful connection at the campus' western 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.



IMAGE Que Rock mural at One Spadina Crescent.
Photo by David Lee.



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.



IMAGE Aerial view looking out to Huron Sussex Neighbourhood.
Photo by University Planning.



7 / Civic Corridor

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



IMAGE Looking at the OISE Building across Bloor Street West.
Photo by OISE



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.



IMAGE Exterior of the Schwartz Reisman Innovation Campus.
Photo by Johnny Guatto.

5/ CONCLUSION

Photo by Salima Kassam



Photo by Matthew Volpe

Informed by extensive exploration and analysis, as well as comprehensive engagement with students, faculty, staff, and the broader community, the Campus Plan defines both the aspirations and priorities that will shape the campus's future evolution.

As part of the three-part Campus Plan compendium, **Part 1: Campus** establishes the foundational framework for the University of Toronto St. George Campus Plan — grounded in its vision, guiding priorities, driving values, and campus-wide Structure Plan, which together set a cohesive direction for growth and evolution to 2040.

Part 1 establishes the campus as an interconnected system — where built form and public realm operate in tandem to support academic excellence and campus life. It recognizes the legacy of the campus's evolution, from its historic origins to its current condition, identifying opportunities to enhance, reconnect, and reimagine the campus as a more legible, inclusive, and connected environment. Initiatives such as the Landmark Project demonstrate the transformative potential of this approach, establishing a precedent for integrating public realm enhancements, built form, sustainability, Indigeneity, and vibrant campus life into the physical fabric of the campus.

The subsequent parts of the Campus Plan — **Part 2: Built Form** and **Part 3: Public Realm** — build upon this foundation, working together to articulate the Structure Plan opportunities in greater detail and further consider ways in which the Driving Values are to be applied through more specific considerations and guidance. The Campus Plan concludes with a selection of public realm demonstration sites that showcase the proposed approach across a range of campus conditions, offering an inspirational and conceptual understanding of its implementation.

Together, the three parts form an integrated and coordinated approach to campus development — ensuring that future investments in buildings, public realm, and infrastructure are aligned, mutually reinforcing, and responsive to evolving institutional needs.

This 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.

Acknowledgements

The 2040 UTSG Campus Plan has benefited greatly from the involvement of numerous University community members as well as the local community. Led by University Planning with key input provided by the Project Steering Committee, discussions and consultations began in Fall 2024 and continued into 2026.

Over the course of the Campus Plan's development, six Pop-Up engagement sessions with a total of over 250 participants were held to coincide with key campus events including one at First Nations House. Two Visioning Workshops were held each with smaller group breakout sessions, totalling 105 participants including representation from University faculty, staff and students. Two online surveys were posted which gathered over 650 responses. Meetings were held with Local First Nations, the Council of Indigenous Initiatives and Elders Circle. Two Community Open Houses saw a total of 290 participants. The project was presented regularly at the University's Community Liaison Committee and the University's Design Review Committee.

The St. George Campus Public Space and Public Life Study would not have been possible without the support of the 126 student volunteers along with staff and faculty volunteers who surveyed campus public realm conditions at five distinct times throughout the 2025 calendar year.

Project Steering Committee

Scott Mabury, Co-Chair	Vice-President, Operations and Real Estate Partnerships (OREP)
Christine Burke, Co-Chair*	Assistant Vice-President, University Planning (UP)
Mo Bayati	Graduate Student Representative, M.Arch (DFALD)
Shauna Brail	Director and Associate Professor, UTM Institute for Management & Innovation (IMI); Cross-Appointed Faculty, Munk School of Global Affairs & Public Policy; Former Presidential Advisor on Urban Engagement
Carlos Carillo Duran*	Senior Planner (UP)
Emily Dang	Undergraduate Student Representative, B.A.Sc Candidate, Civil Engineering (FASE)
Heather Dorries	Professor, Department of Geography & Planning (FAS)
Caroline Fusco	Associate Professor, Faculty of Kinesiology and Physical Education (KPE)
Dionne Gesink	Professor, Dalla Lana School of Public Health (DLSPH)
Marianne Hatzopoulou	Professor and Chair, Department of Civil & Mineral Engineering, Faculty of Applied Science and Engineering (FASE)
Paul Hess	Professor, Department of Geography & Planning (FAS)
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Lucy Mackinnon	Graduate Student Representative, MASc Planning (FAS)
Liat Margolis	Associate Professor (DFALD)
Angela Mashford-Pringle	Associate Director at the Waakebiness Institute for Indigenous Health; Associate Professor, Dalla Lana School of Public Health
Amanda Meng	Undergraduate Student Representative, BA Candidate, Environmental Science; Peace, Conflict & Justice (FAS)
Eric Miller	Professor, Department of Civil & Mineral Engineering, Faculty of Applied Science and Engineering (FASE)
John Robinson	Presidential Advisor on the Environment, Climate Change and Sustainability, Professor, Munk School and School of the Environment (FAS)
Orly Sacke	Graduate Student Representative, MLA Candidate (DFALD)
Ron Saporta	Chief Operating Officer, Property & Sustainability (F&S)
Matti Siemiatycki	Director of Infrastructure Institute, Professor, Department of Geography & Planning (FAS),
Shannon Simpson	Senior Director, Office of Indigenous Initiatives (OII)
Richard Sommer	Professor, John H. Daniels Faculty of Architecture, Landscape, and Design (DFALD)
Adam Trotter*	Associate Director (UP)
Ulysses Valiente*	Planning Associate (UP)
Sandy Welsh	Vice-Provost, Students (VP, Students)

***Denotes University Planning Staff**
Additional contribution by Zsofia Schvan-Ritecz, Senior Planner (UP), and Linda Liu, Senior Planning Associate (UP)

Design Review Committee

Pat Hanson	Principal, gh3*	Co-Chair, Appointed Member
Costas Catsaros	Executive Director, Project Development and Controls, UPDC	Interim Co-Chair, Ex-Officio Member
Christine Burke	Assistant Vice President, University Planning, UPDC	Secretary to the Chairs of the DRC, Ex-Officio Member (recused)
Alison Brooks	Principal, Alison Brooks Architects	Appointed Member
Renée Daoust	Principal, Daoust Lestage Lizotte Stecker	Appointed Member
Indi Gopinathan	Governing Council member, VP Capital Markets & Business Development Prime Mining	Appointed Member
Marc Hallé	Partner, CCxA	Appointed Member
Bruce Kuwabara	Partner, KPMB Architects	Appointed Member
Krista Palen	Partner, Transsolar	Appointed Member
Don Schmitt	Principal, Diamond Schmitt Architects	Appointed Member
Richard Sommer	Director, Global Cities Institute, Professor of Architecture and Urbanism & Dean Emeritus, Daniels Faculty of Architecture, Landscape and Design	Appointed Member
Robert Wright	Professor, Daniels Faculty of Architecture, Landscape and Design	Appointed Member
Robert Levit	Interim Dean, Daniels Faculty of Architecture, Landscape and Design	Ex-Officio Member
Scott Mabury	Vice President, Operations and Real Estate Partnerships	Ex-Officio Member
Nagib Wassef	Interim Chief, UPDC	Ex-Officio Member

Consultant Teams

The UTSG Campus Plan drew upon the expertise of the following external consultant teams working closely with University Planning staff throughout:

Team 1: Public Engagement Consultants

Bousfields Inc together with ICE Indigenous & Community Engagement, and Premise

Team 2: Public Space Public Life Study Consultants

Gehl Studio

Team 3: Public Realm Plan Consultants

West 8 together with ERA Architects, MinoKamik, Arup, and Level Playing Field

University Planning managed the three-part process as both project lead and client.

The work of Teams 1 and 2 was foundational in shaping **all three parts of the UTSG Campus Plan.**

Team 3 authored **Part 3 Public Realm** along with the supplemental Public Realm Design Guidelines.

University Planning authored **Part 1 Campus** and **Part 2 Built Form**.

Resources

Climate Positivity & Sustainability

University of Toronto Climate Action Plan
https://climatepositive.utoronto.ca/

Leaps & Bounds: St. George Campus Sustainability Office Annual Report, 2023
https://www.fs.utoronto.ca/wp-content/uploads/2024/04/SO-Annual-Report_2023_final.pdf

Campus as a Living Lab
https://sustainability.utoronto.ca/ceccs-subcommittees/operations/campus-as-a-living-lab/

United Nations Sustainable Development Goals
https://sdgs.un.org/goals

Organization Of The University Of Toronto

Outline of the Organization of the University of Toronto
https://governingcouncil.utoronto.ca/secretariat/page/outline-organization-university-toronto

Statement on the Roles of the Constituent and Federated Colleges
https://governingcouncil.utoronto.ca/secretariat/policies/federated-collegesstatement-roles-constituent-and-july-1-2008

Council of Ontario Universities

2022-23 Inventory of Physical Facilities of Ontario Universities
https://cou.ca/reports/2022-23-inventory-of-physical-facilities-of-ontario-universities/

Indigeneity

University of Toronto: Indigenous Initiatives 2023 Annual Progress Report
https://indigenous.utoronto.ca/wp-content/uploads/2024/06/UofT-OII-2023-APR-Final-compressed.pdf

Answering the Call - Wecheehetowin: Final Report of the Steering Committee for the University of Toronto Response to the Truth and Reconciliation Commission of Canada
https://www.provost.utoronto.ca/wp-content/uploads/2018/05/Final-Report-TRC.pdf

Design Standards

University of Toronto Design Standards
https://www.fs.utoronto.ca/projects/design-standards-and-project-forms/

Four Corners Strategy

University of Toronto Real Estate Four Corners Strategy
https://realestate.utoronto.ca/about-us/4-corner-strategy/

Art Policy & Collections

University of Toronto Art Collection Policy
https://governingcouncil.utoronto.ca/secretariat/policies/art-collection-policy-university-toronto-february-8-2010

Art Museum
https://artmuseum.utoronto.ca/

St. George Campus Secondary Plan

University of Toronto St. George Campus Secondary Plan 2022 - Part 1, Part 2, and Part 3:
https://www.toronto.ca/legdocs/mmis/2022/te/bgrd/backgroundfile-227501.pdf
https://www.toronto.ca/legdocs/mmis/2022/te/bgrd/backgroundfile-227502.pdf
https://www.toronto.ca/legdocs/mmis/2022/te/bgrd/backgroundfile-227523.pdf

University of Toronto St. George Campus Draft Urban Design Guidelines 2022 - Part 1, Part 2, and Part 3:
https://www.toronto.ca/legdocs/mmis/2022/te/bgrd/backgroundfile-227524.pdf
https://www.toronto.ca/legdocs/mmis/2022/te/bgrd/backgroundfile-227525.pdf
https://www.toronto.ca/legdocs/mmis/2022/te/bgrd/backgroundfile-227526.pdf

Photo by Salima Kassam

UNIVERSITY OF TORONTO

University Planning
University Planning, Design & Construction

ST. GEORGE 2040

University of Toronto St. George Campus Plan
Part 1: Campus

Summer 2026 | updc.utoronto.ca

COVER IMAGE:
Aerial photo of the St. George Campus from Bloor Street West with views of Toronto skyline. Photo by Matthew Volpe.

ST. GEORGE 2040

UNIVERSITY OF TORONTO ST. GEORGE CAMPUS PLAN

PART 2

BUILT FORM



UNIVERSITY PLANNING | SUMMER 2026

UNIVERSITY OF TORONTO

University Planning

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The ground floor of the Leslie L. Dan Pharmacy Building. Photo by Eugen Sakhnenko.

ST. GEORGE 2040
PART 2: BUILT FORM

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Parts 2 and 3 are grounded in the framework established in Part 1 – articulated through the UTSG Campus Plan Vision, Guiding Priorities, Driving Values, and the Structure Plan – to advance campus evolution through a cohesive approach towards a connected campus.

Photo by Johnny Guatto

1/ INTRODUCTION

Photo by Daria Perevezentsev

Photo by Tom Arban

Part 2 establishes a framework for the ongoing physical development of the campus, identifying key University considerations for future development and capital projects – both at a campus-wide scale and within the varied areas of the Structure Plan.

This framework is not intended to be overly prescriptive, acknowledging the need to strike a fine balance between specificity and generality - towards developing guidance intended to remain relevant over the 10-15+ year horizon of the UTSG Campus Plan. It is designed to set out additional considerations in the planning of our campus development to continue the University's legacy in city building, heritage stewardship and design excellence, while responding to evolving University needs and priorities.

Part 2 highlights and celebrates capital projects constructed within the last 15 years, since the adoption of the 2011 University of Toronto St. George Campus Plan (2011 CMP), noting their contribution to campus life over time. With many underutilized sites having been the focus of development over past decades, including surface parking lots, locations appropriate for intensification and underperforming buildings at end of life, future site opportunities identified in the past not having yet moved into development are carried forward as potential sites for revitalization. Rather than a limited set of sites, these are presented while acknowledging that additional development opportunities will arise over time to advance the University's academic mission, enrich the student and community experience and strengthen the institution's leadership in sustainability and city building.

What We Heard

To ensure meaningful dialogue and input into the UTSG Campus Plan, Bousfields Inc. and Indigenous & Community Engagement (ICE Inc.) were engaged as experts in public and stakeholder engagement, to facilitate a robust outreach process, ensuring diverse voices were heard and considered towards a 2040 Campus Plan that reflects the interests, needs and aspirations of students, faculty and staff and the broader University community.

See **Stakeholder Engagement Report** included in Part 1: Appendix.

The engagement process yielded valuable feedback on lived campus experiences, as well as community priorities and challenges:

- **Campus Experiences** – Stakeholders identified favourite places that enrich social interaction and campus life, as well as areas that could benefit from future investment and improvement.
- **Development Opportunities and Challenges** – Input highlighted opportunities, priorities and constraints from campus-wide, building-specific, and physical environment perspectives.
- **Expression of Driving Values** – Feedback reflected on how the Campus Plan's Driving Values are currently expressed and how they might be more fully embodied in future capital projects, public spaces and infrastructure improvements.

Stakeholder engagement highlighted key opportunities to shape the built form of the St. George Campus:

- **Conservation and integration of built heritage** was a consistent theme, with strong support for adaptive reuse, sensitive interventions and energy-efficient upgrades that both conserve historic value and meet future needs.
- **Sustainability** emerged as a key priority, with expectations that future development achieves high environmental standards through sustainable materials, advanced systems and innovative technologies.
- **New facilities and infrastructure** were identified as essential to enhancing campus life and supporting responsible growth, including expanded attainable student housing and additional academic, recreational and student support spaces.
- **Design excellence** was also emphasized. Stakeholders encouraged bold, innovative architecture that reflects UofT's urban identity, alongside welcoming and inclusive buildings with transparent façades, active ground floors and strong street-level connections to foster vibrant, people-focused environments.


Photo by Eugen Sakhnenko

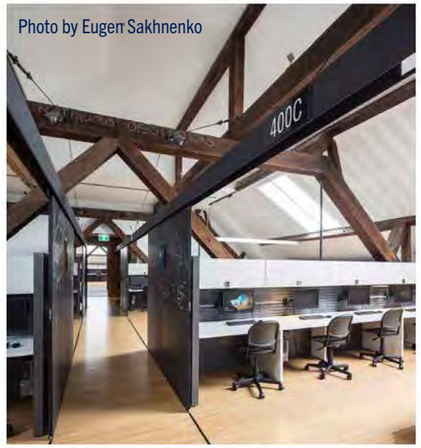
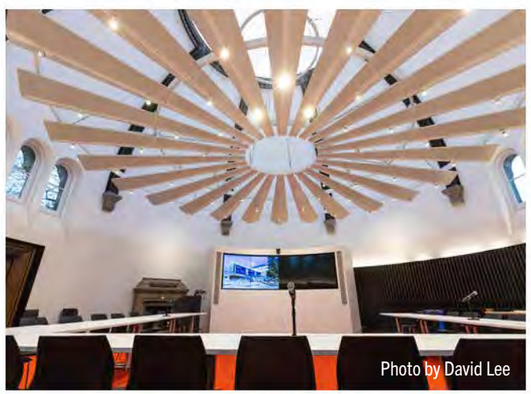


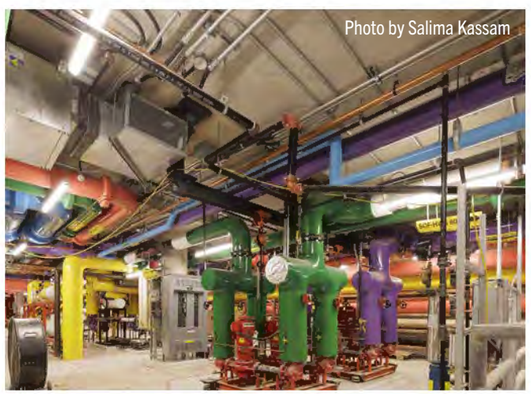
Photo by Eugen Sakhnenko


Photo by Salima Kassam


Photo by Jing Tey


Photo by Nicholas Iwanyshyn


Photo by David Lee


Photo by Salima Kassam

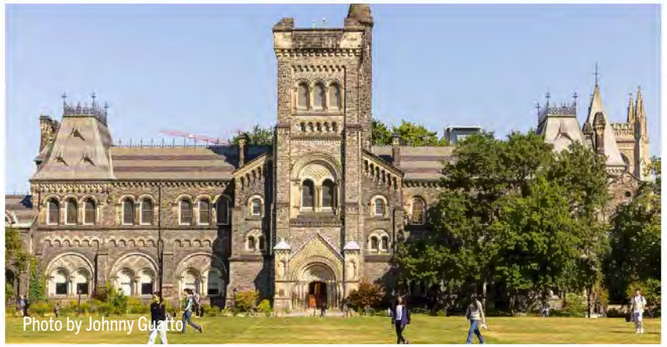

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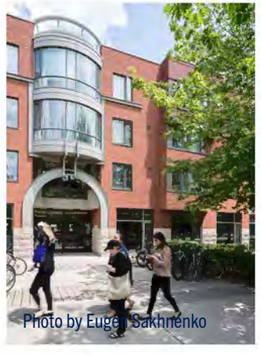

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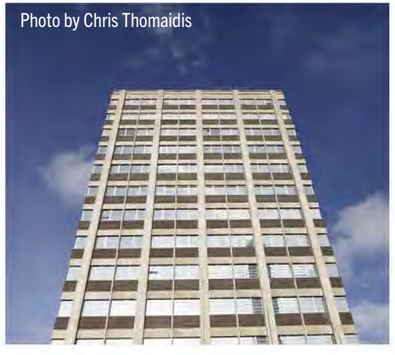

Photo by Johnny Guatto


Photo by Eugen Sakhnenko


Photo by Hanna Borodina


Photo by Johnny Guatto


Photo by Eugen Sakhnenko


Photo by Chris Thomaidis

A Diverse Architectural Environment

The University of Toronto St. George Campus comprises more than 170 buildings across 73.5 hectares inclusive of streets, open spaces and landscapes.

As the institution enters its third century, its development history – reflected in the Secondary Plan Character Areas – reveals distinct waves of growth that provide lessons to guide a cohesive, strategic and contextual approach to future development.

The campus has evolved from its early 19th-century origins into one of Toronto's most architecturally diverse institutional environments. Early development followed the **Oxbridge collegiate model**, with freestanding pavilions set within landscaped courtyards and expressed in Gothic Revival, Neo-Classical and Romanesque Revival styles, exemplified by **University College**. These buildings established a strong architectural identity rooted in academic tradition and landscape integration.

Late 19th- and early 20th-century expansion reinforced the quadrangle and courtyard typology. Buildings such as **Hart House** and **Trinity College** introduced Collegiate Gothic and Beaux-Arts influences, contributing to the richly textured stone architecture that defines the historic core.

Post-war growth marked a shift toward larger, programmatically complex facilities. Modernist buildings such as **McLennan Physical Laboratories** and **Robarts Library** introduced block-scale redevelopment, bold massing, concrete expression and expansive floorplates designed for laboratories, lecture halls and research functions. As academic programs expanded, new typologies – including science complexes, multi-purpose academic buildings and student residences – emerged, resulting in more varied materials, scales and spatial relationships.

Guided by the 1994 St. George Master Plan and the 1997 University of Toronto Secondary Plan, the 1990s and 2000s saw significant redevelopment and new construction across the campus, strengthening pedestrian connections while introducing new academic space, student amenities and contemporary architectural expression and design excellence. Notable examples include the Bahen Centre for Information Technology, Woodsworth Residence, the Rotman School of Management Expansion, the Leslie Dan Pharmacy Building and the Donnelly Centre for Cellular & Biomolecular Research.

Since 2011

Recent projects continue this evolution through contemporary design and adaptive reuse.

Since adoption of the St. George Campus Master Plan, over the past 15 years the campus has undergone substantial transformation. Numerous sites identified in the 1997 Secondary Plan and 2011 CMP – such as the Daniels Building at One Spadina Crescent, Myhal Centre for Engineering Innovation and Entrepreneurship, Goldring Centre for High Performance Sport, Robarts Common and Schwartz Reisman Innovation Campus West – have opened their doors, while others are in construction, such as Academic Wood Tower and the Lash Miller Building Expansion. With additional site opportunities having emerged, including the Woodsworth Academic Building and Innis College Renewal and Expansion, together these projects reflect the **University's commitment to city building**, design excellence and sustainability, while incrementally enhancing the campus environment and experience.

Today, the campus encompasses a broad spectrum of typologies, from historic collegiate quads to civic landmarks, modernist research complexes, residences and contemporary academic facilities.

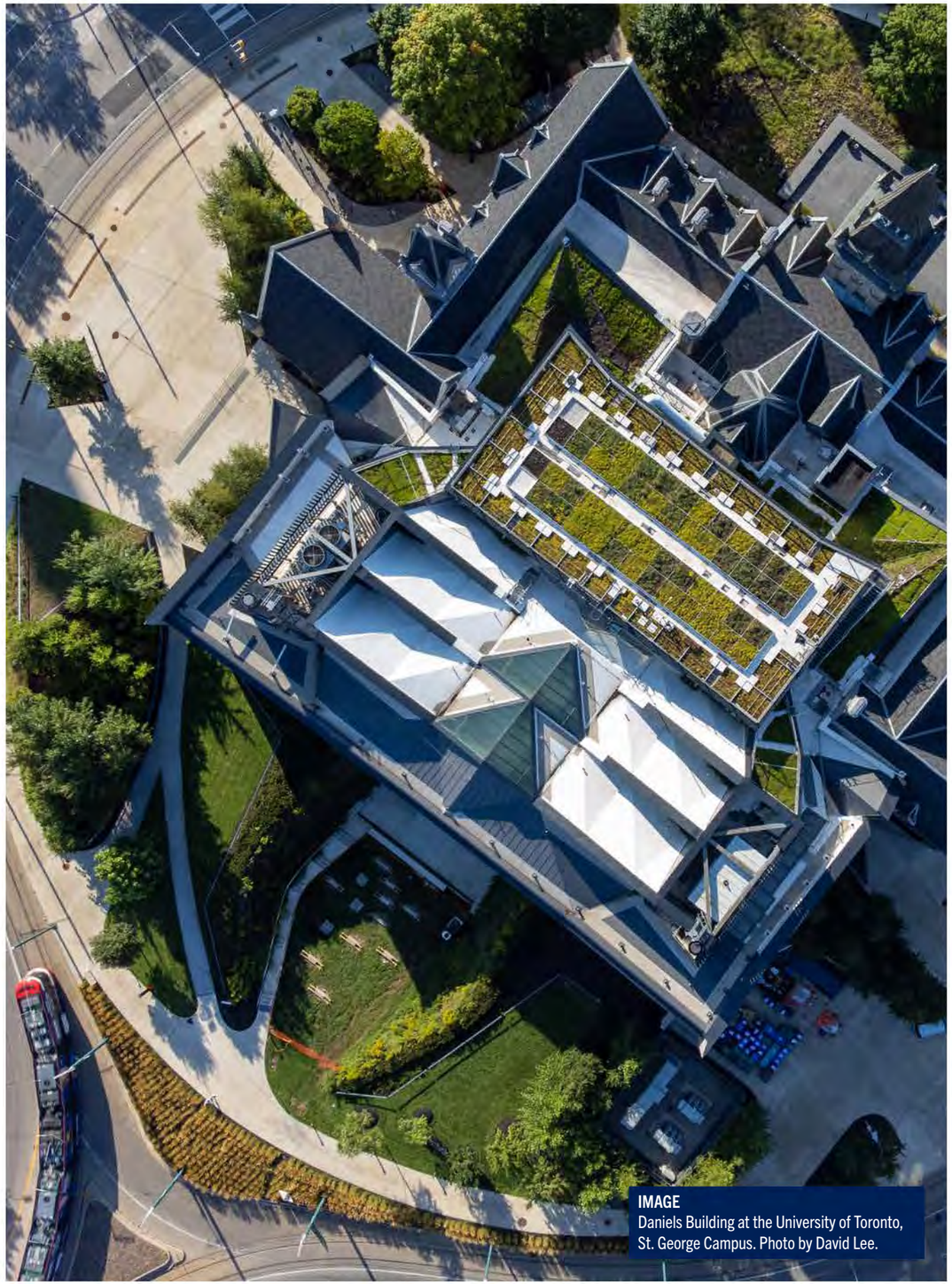
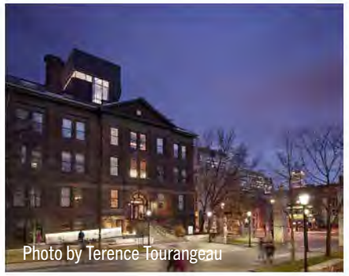


IMAGE
Daniels Building at the University of Toronto, St. George Campus. Photo by David Lee.



2011 | Lassonde Mining Innovation Suite



2014 | Goldring Centre for High Performance Sport



2018 | Jackman Institute of Child Study



2012 | Rotman School of Management Expansion



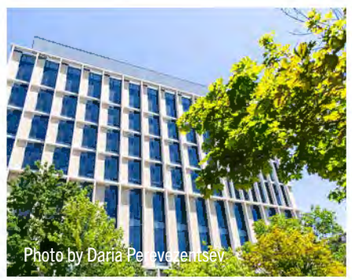
2016 | Jackman Law Building



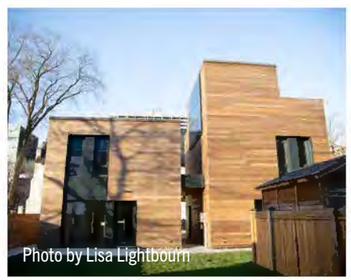
2018 | John H. Daniels Faculty of Architecture, Landscape & Design



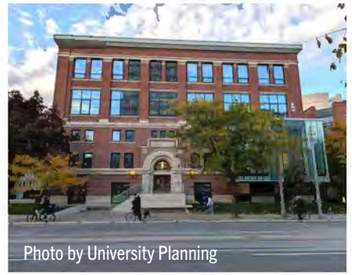
2012 | Munk School of Global Affairs at the Observatory



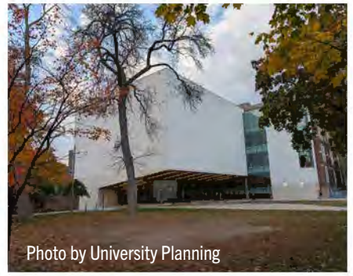
2018 | Myhal Centre for Engineering Innovation & Entrepreneurship



2020 | Single Family Dwelling & Laneway Infill Housing



2021 | Student Commons



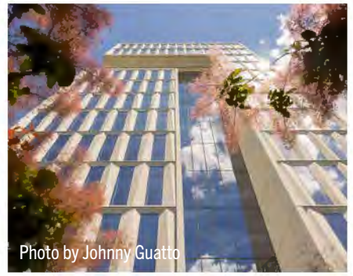
2022 | University of Toronto Schools Renewal



2024 | FitzGerald Building Revitalization



2021 | University College Revitalization



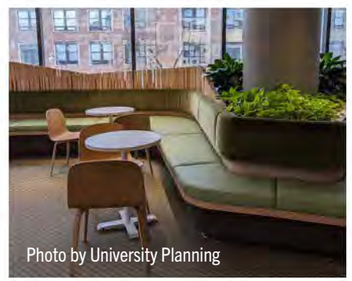
2023 | Schwartz Reisman Innovation Campus West



2024 | Landmark Project & Ziibiing Indigenous Landscape



2022 | Robarts Common



2023 | Experiential Learning Commons



2025 | Oak House

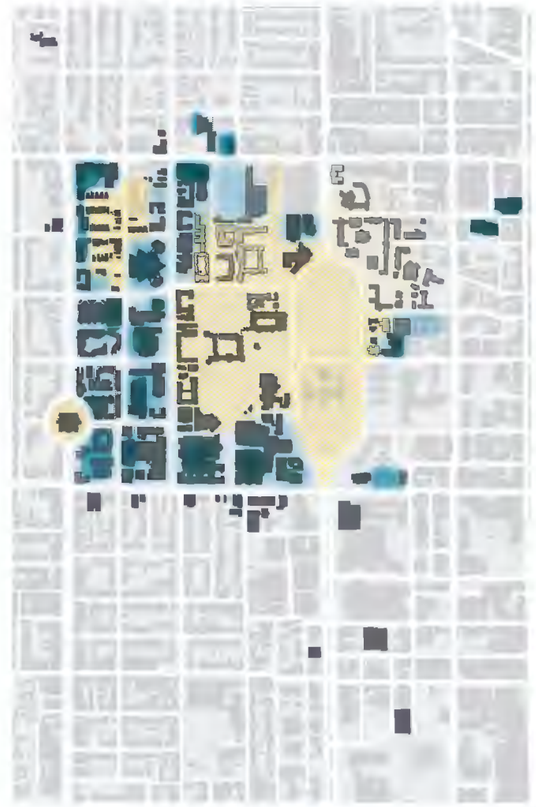
Future Site Opportunities

The UTSG Campus Plan identifies revitalization sites across the campus not yet materialized into capital projects, carried forward as potential site opportunities towards 2040.

These sites represent a range of existing conditions – including buildings nearing the end of their lifecycle, surface parking lots and underutilized sites. The Plan organizes the campus site opportunities across four quadrants – Southeast, Southwest, Northwest and Northeast – defined by the north-south axis of St. George Street and the east-west axis of Harbord Street and Hoskin Avenue.

Reflecting the Secondary Plan's direction towards **balanced intensification**, limited development is anticipated within the historic core of campus, with more change anticipated within the west campus, the northwest quadrant and along Bloor and College Streets.

In recent years, additional site opportunities have emerged that were not previously contemplated within the 2011 CMP. It is anticipated that additional sites may emerge into the future in response to evolving academic needs, programmatic synergies and institutional priorities. As such, this mapping does not capture all potential opportunities, rather it provides a 2026 snapshot of potential future development sites.



2/ CAMPUS-WIDE BUILT FORM CONSIDERATIONS

Photo by Matthew Volpe

The campus-wide built form considerations, grouped into eight (8) themes, are intended as prompts to shape thinking and dialogue at the earliest planning stages of capital projects.

The considerations are intentionally non-area specific and non-program specific. They serve to guide design thinking to ensure that each facility renewal or new development opportunity will align with the Campus Plan's overarching vision, driving values and contribute to an integrated and connected physical framework, inclusive of public realm considerations.

1 / **Managing Growth**

2 / **Education, Experimentation, Research & Innovation**

3 / **Built Heritage**

4 / **Sustainability in Building Design & Systems**

5 / **Enhanced Connectivity**

6 / **Sense of Belonging, Indigeneity & Well-being**

7 / **Living & Staying on Campus**

8 / **Campus Edges & Corners**

Photo by Polina Teif.