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**UNIVERSITY COLLEGE RESIDENCE EXPANSION
REPORT OF THE PROJECT COMMITTEE
Revised Report | September 09, 2002**

Note: The title page, table of contents, executive summary and an excerpt are attached.

The full report is available at the following URL:

<http://www.utoronto.ca/govcncl/bac/details/pb/2002-03/pba20020917-04c.pdf>

or a copy can be viewed in the office of the Governing Council.

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EXECUTIVE SUMMARY

The demand for residence places at the University of Toronto, especially places for first year students, has grown steadily over the last few years. To cope with this growth, *Expanding Residence Capacity at the University of Toronto*, which was developed from the *Raising Our Sights* companion document *Student Housing: A Plan for the Next Phase*, called for the addition of 1935 places for undergraduate students at the colleges on the St. George campus.

University College is the founding college of the University of Toronto and as such plays a special role in the life of the University. It has a proud history of openness and diversity. UC alumni can be found among the leaders nationally and internationally in business, the arts, politics and academia. The development of additional residence spaces is a critical component of the current UC plan. In order to maintain its role as a leader in undergraduate education and attract and retain the best students, the College must have adequate housing facilities.

University College has the most critical need for student housing of all colleges on the St. George campus. It currently can only house 12% of its students. This compares unfavorably with similar colleges, Victoria (24%), St. Michael's (24%) and Trinity (36%), and consequences of this includes displacement of 2nd, 3rd and 4th year students, little housing for exchange, transfer or international students and most critically, diluting its ability to recruit and retain the best and brightest students.

University College's current residences – Whitney Hall and the Sir Daniel Wilson residence – together house approximately 450 students. Based on the guideline in *Student Housing: A Plan for the Next Phase* that the University should have the capacity to house ~25% of its student population, University College's residential capacity should be approximately 900 places. The Project Committee has recommended the construction of 282 new residence places for undergraduate students including two handicapped accessible/short stay rooms, a number which will bring the housing capacity at the College to approximately 20% of the College's full-time equivalent enrolment. In addition to student residence beds, the space program calls for five dons' suites and a Residence Life-Coordinator apartment. Thus, the expansion program calls for the addition of 288 places to the College's housing stock.

In January 2000, the Principal of University College brought together a Project Committee composed of students, faculty and staff. Key alumni have also formed an informal advisory group to the Principal. Over the past two and a half years the College has examined a number of potential building sites. These have included the western edge of the back campus, adding a north/south wing to complete the eastern edge of the Sir Daniel Wilson residence quadrangle and the current choice using an approved building site (Site 22). Because of the sensitive nature of the University College precinct lands, the College has been committed to examining all siting possibilities and feels the current choice best meets UC needs and recognizes the historically sensitive position the College plays on the St. George campus. Numerous town hall meetings have taken place. College Council has unanimously approved both the need for residence and the current location and the University College Alumni Association and University College Committee have both unanimously recognized the need for a residence and support the location.

The new residence will be built in a dormitory style, with washrooms and small common kitchens shared by houses of approximately 55 students. Two bedrooms will be fully accessible, and the layout of all spaces will incorporate the principles of universal design.

Students will be grouped into 5 “houses” of approximately 55 persons; each house will have a common room assigned to it. Two television rooms, a music room, a meeting room, two short-term stay rooms, and a laundry facility will be shared by all students. As much as possible, in order to reduce costs to students, common space will be designed to have multi-purpose use.

The new residence places will house a mix of first-year and upper-year students. Careful attention will be paid to security issues, especially in light of the expected lower age of direct-entry students as a result of the elimination of Grade 13 in Ontario.

The design and detailing of the new residence will be of a good quality, particularly in its exterior finishes; it will be compatible with the historic buildings that surround it and will reflect their collegiate character.

Site planning for the residence expansion program at University College anticipates the new residence will allow the creation of newly defined and improved green spaces within the University College precinct of the St. George campus.

The new residence will eliminate the surface parking from Site 22, but will allow for the creation of an improved east-west pedestrian walkway and sight lines connecting the Back Campus to St. George Street adjacent to the University College Union building. The existing sunken rose garden south of the UC Union will be revised in place or re-located and incorporated into the over-all University College landscape plan.

The space program for the residence expansion totals 4836 net assignable square meters (7406 gross square metres, including switchgear and mechanical room). There will be an increase in all residence fees to achieve this plan: 8% per year for 3 years and then adjusted annually to carry the cost of the construction and operation of the residence. This financial model has been reviewed by the Financial Services Department and conforms to University policy guidelines.

Based on preliminary approval in April 2002, the Sorbara Group was engaged to facilitate the design and construction of the University College residence. In order to best achieve an economical project, this firm – known for their recent experience with the particularly economical and recently completed St. Michael’s College residence - were hired to expedite the process.

Five architectural firms, with University residential experience, were asked to respond to a request for proposals to construct the residence. The Zeidler Grinnel Partnership were

chosen to design the UC residence and have been working with Sorbara and the Project Committee since their hire in June 2002. Based on collaborative work between Sorbara and the Zeidler Grinnel Partnership, the building program, building are and total project cost have been revised and are included herein.

(EXCERPT FROM BODY OF PROJECT PLANNING REPORT – UC RESIDENCE, PP 3-9 INCLUSIVE)

V SPACE PROGRAM

The Committee proposes to increase the residential capacity of University College by 282 places, a number which will bring the College's housing capacity to approximately 20% of the its full-time equivalent enrolment. Six additional places will be created for five dons and one a residence life coordinator. The total residence expansion program will, therefore, add 288 bedrooms to the College's housing stock.

The current design for the University College residence is planned within 4836.5net assignable meters (7406 gross square meters) of space, including the switchgear, mechanical room and new food preparation and serving facilities for the dining space. At 288 beds, this residence is being designed at under 26gsm/bed with a net to gross ratio of approximately 1.54.

Based on the current organisation of the existing University College residences and their crucial and successful contribution to the student experience at the College, the Committee formulated a number of principles that, within the parameters of the site and budget, it believes should govern the design and space program of the residence expansion as follows:

- Residence design should encourage the development of a community that reflects the values held by University College: diversity, equity, openness, interaction, self-governance.
- In order to create and extend a strong College community, any new residence building must be physically associated with the College.
- New structures should be high quality, respect the architecture of surrounding buildings, and their style should be compatible with the College, the streetscape and the surrounding milieu.
- Common rooms and other shared spaces should be physically located in the new residence in a manner which fosters the development of a strong residential community. With this goal in mind, the committee proposes a “layered” and multi-purpose approach to the lay-out and programming of common facilities: some will be unique to each house; some will be shared between several houses; some will be used by the entire residence and the College.
- To encourage and further the already strongly established link between College and residence life, social functions for students should be held in the College and amenity spaces shared among all University College residents, reducing the ratio of gross area per bed to below other residences on campus.
- A new residence building must be co-educational.
- First and upper year students should interact as much as possible.
- Dons must play an important role in residence life. A ratio of dons to students, similar to that in current residences, should pertain.
- Adequate privacy and security must be maintained.

- Residence design should minimise operating costs.

Residence design must make provision for students with disabilities. New construction should allow for retrofitting of selected spaces to increase the number of accessible areas/rooms/washrooms if the need arises.

Revised Space Program

(all areas in nasm)

Component	Number	Net Area	
		Per	Project
Dormitory Bedrooms			
Single Bedroom	280	10.6	2968.0
HC Bedroom	2	13.9	27.8
Closet	282	1.4	394.8
Shared Facilities			
Bath / Washroom	11	17.8	195.6
Single Stall WC	26	1.4	36.4
Single Stall Shower Room	26	1.4	36.4
Handicap WC	11	8.6	94.6
Kitchen / Common Room	5	52.6	263.0
TV Room	2	44.4	88.7
Dons' Suites			
Bedroom	5	7.4	37.0
Bath	5	4.2	21.0
Living Room/Kitchen	5	15.6	78.0
Storage Closet	5	1.4	7.0
Circulation space	5	7.9	39.5
Residence Life Coordinator Suite			
Bedroom	1	9.7	9.7
Bath	1	6.0	6.0
Living Room/Kitchen	1	21.3	21.3
Storage Closet	1	1.5	1.5
Circulation space	0		0.0
Administrative & Support Facilities			
Linen Closets	5	2.5	12.5
Central Linen Storage	1	12.5	12.5
Central Garbage Room	1	39.0	39.0
Storage Room	1	13.8	13.8
Janitor's Room / Closet	6	2.5	26.8
Garbage Room	11	2.5	27.5
General College Facilities			
Meeting / Multi-Purpose Room	1	50.1	50.1
Music Room	1	14.9	14.9
Laundry	1	26.2	26.2
TOTAL RESIDENTIAL NASM			4549.6
Dining Room and Support			
food access area	1	89.1	89.1
kitchen/food preparation	1	98.9	98.9

food service office	1	20.1	20.1
kitchen storage	1	62.1	62.1
staff WC	2	4.1	8.2
staff lockers	1	8.5	8.5
TOTAL DINING & SUPPORT NASM			286.9

TOTAL Project Net Assignable Sq. Meters	4836.5
TOTAL Project Gross Sq. Meters	7406.0
Net to Gross Ratio @ 1.53	
Gross Area Per Bed = 25.7gsm/bed	

VI FUNCTIONAL PLAN

The Committee envisions a “layered” functional relationship in the layout of the common spaces for the new residences. Some common spaces, such as shared bathrooms and kitchenettes and a common room will be directly associated with each house. Other common spaces, such as TV rooms, will be shared by a number of houses. Spaces such as the dining hall will be shared by the entire College. The committee recommends this layering in order to provide both small-scale spaces of a more intimate nature as well as spaces that can serve multi-purpose use, as well as provide for larger social interactions.

Student Residence Space

The new residence spaces will be constructed in a dormitory style, with washrooms common kitchens and common rooms shared by individual houses. Students will be grouped into houses of approximately 55 persons; design considerations may cause this number to vary, but houses should not be less than forty. Television rooms, a music room and a meeting room will be shared by all students. The placement of shared features should promote horizontal as well as vertical movement through the building.

Because of the close proximity to Sir Daniel Wilson Residence, the Committee felt it was important that common spaces already in Sir Dan’s be examined to see if, with some minor renovations, they could accommodate additional student spaces. For example, the current laundry room is quite large and with some renovations and additional machines could accommodate extra traffic. The original plan, therefore, assumed renovated pre-existing laundry facilities would be made available to those students housed in the new residence. Similarly, one music room is already located in Sir Dan’s, therefore, one additional small music room was expected to properly serve the expanded residence community. No formal linkage between buildings, however, is currently planned between residences. A dedicated laundry facility and one music room, instead, are planned within the new residence.

Each student will be accommodated in a single room. Bedrooms are planned to be approximately the same size as rooms in the current residences (12 nasm) with the smaller dimension of at least 2.74m (nine feet). Bedrooms should be well lit by both natural and artificial light, and designed and furnished to permit flexible use of the space. The committee suggests the College examine the use of modular (free standing) furniture to allow for maximum flexibility for residents.

Communications linkages to the campus are described more fully later in this report. In general, each bedroom should be equipped with individual telephone, internet and television connections. Separate electrical circuits should be provided for each bedroom.

Good soundproofing between rooms is necessary. To assist with soundproofing, all hallways should have appropriate sound proof, low maintenance material on the floors. Particular attention should be given to attenuating street noise.

Careful attention must be paid to corridor lengths and widths to diminish the “apartment” feeling of the residence, and as much natural light as possible must be allowed to enter the rooms, hallways and common spaces.

Two bedrooms are included for short-term/emergency residence use or by paying guests. These could be built below grade or in otherwise limited-use space.

The bathrooms should be designed to provide maximum privacy where possible. Shower and toilet stall walls are recommended to reach floor to ceiling. Fixtures should be chosen to reduce ongoing maintenance costs.

The small common kitchenettes are planned to incorporate eating, seating and preparation areas, a sink, a microwave, and a small stove. These kitchens are not meant to replace the need for cafeteria food service, but are included to allow flexibility particularly to upper year students with partial meal plans and for other students with particularly restricted diets.

The five Don units will be studios attached to each house with space provided for private counselling and washrooms (similar to current don units). Each don unit should be centrally located within each house. The studios will be furnished. One larger one-bedroom suite is included for a Residence Life Co-ordinator. All Dons’ suites should be designed to permit accessibility.

All common spaces should be designed for maximum flexibility and to permit internet access. These rooms include house common rooms, shared TV rooms, the meeting room, the music room and the new dining room.

The Committee recommends two television rooms be distributed among the common space. Placement of these rooms should allow for maximum accessibility and ease of flow to ensure a feeling of inclusion for all students. Television rooms should be situated within equal proximity to the houses sharing them. One music room will be located sub-grade and will require proper soundproofing.

There will be one additional student common room/meeting room to serve as meeting space for all UC students during the day and for resident use in the evening. The room could be used for study by individual residents but could also be booked for such things as meetings or study groups. The room could be located in a public area, secure from the residence to allow unrestricted access to all University College students during the day.

An adequate amount of janitorial, storage space, a supplies room, linen closets for summer conference use, and public washrooms should be provided. A storage room for general residence use (e.g., for extra furniture) is necessary.

Careful consideration will need to be given to all entrances so that in-coming and out-going activity can be easily monitored to ensure security. The Committee envisions using the existing Porter’s office in the Sir Daniel Wilson Residence as the central point of monitoring done with security cameras located in the new residence lobby. Student mailboxes will be located in or adjacent to this lobby space. The number of exits should be limited for security/safety reasons (such as the propping open of doors).

The Committee recommends a computerized/card-entry security system for the new residence. This system should be capable of also securing the existing Sir Daniel Wilson

residence when updated in phase two of the plan. Doors to each of the bedrooms should be individually keyed. A card system might also be used for laundry machines in order to eliminate coin handling.

Additional capacity in the Sir Daniel Wilson bicycle storage space was originally thought to be sufficient to accommodate the needs of residents in the new residence spaces. However, the current plan does not assume a linkage between buildings and therefore requires an individual bicycle storage space for its residents.

Dining Facilities

This residence expansion program will require the demolition of a portion of the kitchen facilities. This must be examined in detail when the concept is developed for expansion.

New public washrooms must be built immediately adjacent to the dining hall as they are within the area expected to be demolished. Similarly, a ramp or lift must be provided to make fully accessible the dining hall and food servery to all students.

The food service/access area should be designed to have multi-purpose food “stations” or “platforms” of a style employed by many “Marchés”. This type of design promises to increase student satisfaction with the meal service offered by the College. There would be no single cafeteria line-up but a number of food stations serving both hot and cold selections, plus beverages. Subject to detailed consultation with food service consultants during the design phase, the Committee envisages several stations or platforms, each with food storage and “finishing” capabilities (grills, fryers, plate racks, etc.), and a beverage cooler having a walk-in access from behind (~2 X 4 metres). Because this format of food delivery must conform to an existing floor area, the nature and number of stations to be provided must be determined with the aid of a kitchen consultant. Up to three cashier stations might be required between the food service area and the main dining hall so as to permit monitoring but not congesting traffic. A manager’s office is needed, with sight lines to the food service area and the dining hall.

The general food preparation will be located next to the dining hall. An adequate delivery area at grade will need to be provided adjacent to this space. Staff change rooms, washrooms, storage areas, and dishwashing facilities should be located in close proximity to the food preparation area, but might be located below grade.

VII ENVIRONMENTAL IMPACT

Energy and water use in the new residence and in renovated or rebuilt spaces will be governed by the terms of the University of Toronto Environmental Protection Policy (see Appendix 3). Every effort will be made in the implementation phase to achieve efficiencies in utilities use in order to reduce operating costs. Other residences in the University have developed recycling and composting programs; these programs could form the basis for a similar program at University College. Thus, provision should be made for recycling areas on each floor of the new residence wings.

The Committee supports the inclusion of gardens/greenery and of landscaping the areas surrounding the new facilities, as well as other College quads to affect a complementary college-wide/campus look. This support does, of course, depend on the overall cost of such features and their design implications, as well as on practicalities such as long-term maintenance and access.

VIII SPECIAL CONSIDERATIONS

Standards of Construction and Quality

The UC community of students, alumni, staff and faculty all maintain a special attachment and bond to the UC campus. There is an overwhelming recognition of the importance of the new residence in ensuring UC continues to maintain a leadership role at the University. The new UC residence will be designed and built recognizing the historic importance and significance of surrounding UC and UofT buildings. Special attention will be paid to exterior finishes and to ensuring that UC "honours its past, while embracing its future". Interior furnishings and fittings will be consistent in quality to those residence projects currently underway on the University of Toronto campus.

Landscape Requirements

The existing pedestrian pathways leading north/south between Hoskin Avenue and King's College Circle must be preserved and enhanced. Particular attention will be paid to preservation of the view corridor from St. George Street leading to the back campus and Soldiers Tower in the distance.

The residence development envisaged in this report takes into account the importance of the UC Union, an integral part of the College's history. The Union, originally the Women's Union, played an important role in the incorporation of women into the University as a whole. In more recent years, the Union has served as a home for the UC Drama Program, and includes the Helen Gardiner Phelan Theatre as well as rehearsal and office space. The Union's common areas are frequently used by UC students, and for receptions hosted by the College and other divisions on campus. The Union is also an important part of the St. George streetscape, contributing to the human scale of the east side. Therefore, an improved east-west pedestrian walkway connecting the Back Campus to St. George Street will be created between the Sir Daniel Wilson residence addition and the Union building.

The existing sunken garden adjacent to the Union will be re-planted in its current location or moved to an alternate location within the University College precinct and will remain a significant feature of the landscaping. There are some significant existing mature trees, of the same stand of trees along the western edge of the Back Campus, that will be removed by the current residence plan. University College is very sensitive to this matter. The architect will be directed to make every effort to maintain as many trees as possible within the residence expansion design and site access for construction must respect existing trees and protect them.

Accessibility and Personal Safety

The design of the residence, the dining facility and all other college facilities associated with this project must take into account accessibility by persons with disabilities. In addition to the requirements laid out in the Design Standards developed by Operations and Services, consultation with the University's Co-coordinator of Special Services for the Persons with Disabilities and a review by a barrier-free design consultant should be undertaken prior to finalization of the concept design. Two bedrooms on the main floor, and one set of common facilities (shared common room, shared kitchen, bathroom) should be fitted out to be completely wheel chair accessible. The design of several other bedrooms and bathrooms should permit the installation of appropriate assistive devices in the future.

Computing and Communications

Each bedroom will be equipped with internet, cable, and phone connections. The Committee recommends six duplex outlets in each room. There should be an internet

connection and roughed-in cable outlet in each common room. As noted earlier, internet connections should also be available in each study area.

The Committee feels that computer connections should be through UTORnet, giving all students access to all the University information services this provides; however, the possibility of using Bell Sympatico or another provider which has an association with the University, will be explored during the implementation stage of the project.

The Committee recommends that the Provost's Advisor on Computing be consulted during the implementation phase on all matters affecting the networking of the residence. Issues of particular importance include the fibre optic capacity to the site and the design and management of firewalls and other security measures.

Waste Disposal and Site Servicing

Servicing for garbage and recycling pick-up is anticipated by this plan to occur off of St. George Street in a modified service bay to be located at the southern edge of the new residence building. An enclosed, refrigerated garbage room with compaction unit should be considered in order to allow for minimum release of odours. The design must minimize visual impact on St. George Street.

Campus Planning Issues

The University College building we know today opened its doors on 4 October 1859 – 6 years after the College's founding in 1853. Subsequent building occurred in the form of the Women's Union building (now the University College Union) in 1885, the Whitney Hall Residence (1931) and later the Sir Daniel Wilson Residence in 1954. With the addition of each building, the University College precinct within the St. George campus developed in an open quadrangle form with significant landscaped courtyards as their fabric.

For some time the Committee considered building a new residence adjacent to Whitney Hall along the western edge of the back campus. This option, paired with additional residence space built on Site 22 provided ~350 additional beds with appropriate amenity spaces and a new dining facility. Underground parking to replace spaces currently located around King's College Circle, underground servicing for the precinct and an improved playing field east of the new residence were considered to further the principles set out in *Investing in the Landscape*, the University's Open Space Master Plan, in this option. The site, zoned UOS by the City of Toronto, was perceived as being highly sensitive to scrutiny and was dropped after a great deal of consideration.

The Committee also examined the possibility of providing residence spaces on Site 22 and adding a four-storey north/south wing to the eastern edge of the Sir Daniel Wilson quad. Following the historical development of the UC precinct on the St. George campus, a new building in this orientation and completing the Sir Dan's quad was proposed as a solution sensitive to its historic surroundings. The Sir Daniel Wilson quadrangle – also designated UOS – was deemed similarly sensitive to development.

In reviewing this latter option with City planners it was concluded, therefore, that enlarging the building envelope on Site 22 to accommodate the required residence spaces would most appropriately accommodate the planned expansion within the University College precinct.

An approved building site (Site 22) located immediately adjacent to the Sir Daniel Wilson residence has been identified for residence development. The University College Residence program will be located here in an enlarged building envelope similar in height to Sidney Smith Hall directly west of Site 22. The residence is anticipated to reach 11 residential stories at its highest point, terracing down to the east to meet the lower scale of the back campus. The number of places that can be provided on Site 22 would

fall well short of the number which the College needs for the growing number of undergraduates who are seeking housing at UC were the potential to enlarge the envelope not available. Although the City of Toronto has verbally suggested an increased envelope on this site would be permitted, formal municipal permissions will be required to allow construction on this site to the height and bulk anticipated.

The new building will be located directly adjacent to the Sir Daniel Wilson Residence and will respect a 15m setback from the UC Union building to the north to provide a generous pedestrian connection between buildings. The entrance to the dining hall will remain unchanged, but will have additional access from the north pedestrian walkway to encourage outside participation. The building will also stretch beyond the eastern zoning boundary requiring the relocation and landscaping of the existing pedestrian walkway connecting Hoskin Ave. to the north with the Sir Daniel Wilson quad and the Front Campus. Servicing will occur off of St. George Street in an improved service bay at the south edge of the site.