



University of Toronto

Office of the Assistant Vice-President, Campus and Facilities Planning

FOR INFORMATION:

TO: Planning and Budget Committee

SPONSOR: Elizabeth Sisam, Assistant Vice-President Campus and Facilities Planning

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DATE: December 11, 2007 for January 9, 2008

AGENDA ITEM: 7

Project Planning Committee to recommend a plan for future expansion for the Northeast Sector of the St. George Campus.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, section 5.A. the membership and terms of reference of Project Committees shall be reported to the Planning and Budget Committee.

BACKGROUND:

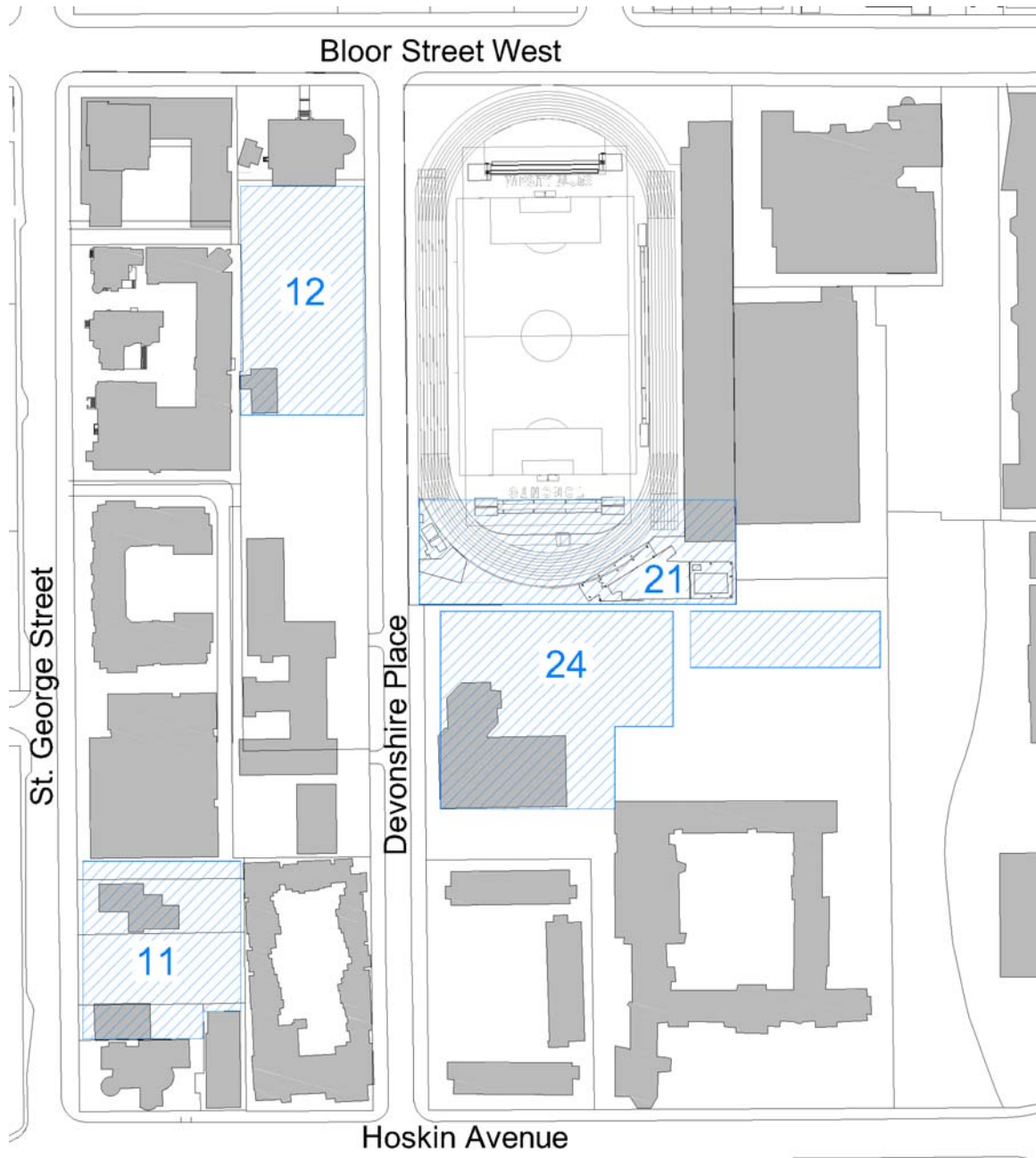
The northeast sector of the St. George campus can be defined as the area bound by St. George Street to the west; Devonshire Place to the east; Hoskin Avenue to the south and Bloor Street to the north. Immediately east is another area, the Queen's Park precinct which includes the Faculties of Law and Music and the area of Philosopher's Walk.

In 2000, the University engaged consultants to develop an overall site plan and guidelines to direct future development and landscape design for the University's Bloor/Devonshire Precinct. Although much has changed in terms of program requirements and priorities for the area, this study did, in particular, address issues of precinct connection and pedestrian realm that may be of particular interest as this current study unfolds.

Recent development has occurred both on university land within the sector, with the completion of the first phase of Varsity Centre, and in the areas immediately adjacent on the north side of Bloor Street. The level of redevelopment activity in the area led the City of Toronto to initiate a Visioning Study for the Bloor Corridor in July 2005. The first phase of the study, beginning in March 2007, looked at Bloor Street from Avenue Road to Bathurst and examined issues surrounding land use, built form, community services and facilities, transportation, heritage and urban design. The

University is a substantial landowner within the study area and is an ongoing participant in stakeholder and community discussions.

In 1997, development sites were identified and pre-approved across the campus, through Site Specific Development Guidelines. Remaining development sites in this sector are: Site 11, Site 12, and Site 24 (Trinity land).



Expansion plans for Site 11 and Site 12 are already in the preliminary stages. The expansion of the Rotman School of Management has been planned for Site 11, and was approved during the Planning & Budget meeting of September 18, 2007. Several groups may be located on Site 12. During the Planning & Budget Committee meeting of May 22, 2007, interim reports were approved for the Varsity Centre for High Performance Sport and the Student Commons for their inclusion on Site 12. Work continues to complete these reports. In addition, the expansion of the Rotman Executive program was put forth in the Planning & Budget meeting of September 18, 2007.

This study also represents an opportunity to build upon and realize the principles developed for the open space master plan "Investing in the Landscape". Completed in 1999, this plan provided coherent direction for a broad range of landscape improvements and additions to the campus. Rather than proposing a series of individual projects, it proposed an approach that addressed the campus as a whole, inclusive of buildings and the spaces around them.

There are significant heritage buildings and landscapes within this sector, and in earlier developments the University has ensured that expansion had proceeded in a thoughtful and coherent fashion. The northeast sector should be considered beyond site-specific guidelines, including considerations as a university precinct and an important sector within the surrounding urban area. This becomes an exercise in scale and invites broader thinking about the campus as an integral part of the city. A framework for expansion should address specific planning principles: balanced intensification; landscaped open space; sustainability; heritage preservation; infrastructure needs; parking; and accessibility. Such an approach will ensure the university meets its own space requirement needs, while at the same time creating a vibrant public realm amenity for the University and the City.

PROPOSED COMMITTEE MEMBERSHIP:

Ms Elizabeth Sisam, (chair) Assistant Vice-President, Campus and Facilities Planning
Professor John Browne, Principal, Woodsworth College
Professor Peter Pauly, Rotman School of Management
Professor Andrew Orchard, Provost, Trinity College
Mr. John Fraser, Master, Massey College
Professor Wendy Rotenberg, Chair, Commerce Program
Professor Janice Stein, Director, Munk Centre
Ms. Andréa Amborst, President University of Toronto Student Union
Ms. Karel Swift, University Registrar
Mr. Ron Swail (Chair), Assistant Vice-President, Facilities and Services
Mr. Julian Binks, Manager, Project Planning, Capital Projects
Ms. Jennifer Adams, Campus and Facilities Planning
Ms. Lisa Neidrauer, Campus and Facilities Planning
Mr. Bruce Dodds, Director, Utilities and Building Operations, Facilities and Services
Professor Bruce Kidd, Dean, Faculty of Physical Education and Health
Mr. J. Delaney, Director, Office of the Vice-Provost, Students
Mr. Cory Kennedy, Student, Faculty of Physical Education and Health

TERMS OF REFERENCE:

1. Create design guidelines that will address intensification of the development potential on the remaining available sites within the northeast sector, in order to achieve planned growth needs within university boundaries.
2. Identify appropriate built-form massing for development sites addressing adjacent built and open space relationships.
3. Identify strategies to enhance and coordinate an open space system within the sector, while connecting with the greater community to provide a seamless public realm amenity that is vibrant and inviting.
4. Plan for a comprehensive urban streetscape design that includes considerations for sidewalks, hard and soft surfaces, landscaping, lighting, street furniture and signage.
5. Identify strategies to enhance pedestrian and bicycle circulation throughout the campus and into the greater city network of paths and systems.
6. Identify site plan implications, including City of Toronto approvals, vehicular access and servicing, parking, safety and accessibility.
7. Consider points of entry onto this campus sector and their 'readability' as gateways.
8. Ensure coordination of principles and strategies with the Green Development Standards prepared by the City of Toronto and the University of Toronto's own environmental sustainability standards.
9. Ensure future development protects and enhances the university's heritage buildings and landscapes.
10. Report by March 31, 2008