



FOR RECOMMENDATION TO THE ACADEMIC BOARD

TO: Planning and Budget Committee

SPONSOR: Gail Milgrom, Director, Campus and Facilities Planning

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DATE: April 4, 2013 for April 17, 2013

AGENDA ITEM: 4

ITEM IDENTIFICATION:

Report of the Project Planning Committee for the Relocation of the John H. Daniels Faculty of Architecture, Landscape and Design to One Spadina Crescent

JURISDICTIONAL INFORMATION:

The Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. site, space plan, overall cost and sources of funds). Proposals for capital projects exceeding \$10 million must be considered by the appropriate Boards and Committees of Governing Council on the joint recommendation of the Vice President and Provost and the Vice President, University Operations. Normally, they will require approval of the Governing Council. Execution of such projects is approved by the Business Board.

BACKGROUND:

The School of Architecture at the University of Toronto was established in 1890 and was originally housed within the Faculty of Applied Science and Engineering. In 1961, the Faculty relocated to 230 College Street, which was purpose built in 1909 for the dentistry program. The building underwent renovations at this time to accommodate the relocation of the School.

Granted Faculty status in 1967, the School then had three departments: Architecture, Landscape Architecture, and Urban and Regional Planning. In 1998, the Faculty shifted its professional programs to the graduate level, and the name of the division was changed to Faculty of Architecture, Landscape, and Design. In recognition of the significant gift of \$14 million to the Faculty in 2008, it was renamed the John H. Daniels Faculty of Architecture, Landscape and Design.

Planning to 2011

In 1997, a Users Committee for the School of Architecture and Landscape Architecture, now the Daniels Faculty of Architecture, Landscape, and Design, (DFALD) addressed the issue of facilities renewal and its role in supporting the academic program and vision of the Faculty. This resulted in a report that was approved by Governing Council in 1997. An ambitious multi-phased project was proposed, valued at approximately \$10 million (1997), which was to be implemented as funding permitted.

A project planning committee was reconstituted, a decade later in 2008, to review the recommendations of the previous report, and address the then current requirements of the Daniels Faculty of Architecture, Landscape, and Design. A comprehensive plan was prepared that addressed space shortages and building renewal at 230 College Street, and was approved by Governing Council in the spring of 2009. An international competition was then held to identify a design team to implement the project.

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The results of the competition revealed that the proposed renovations would in fact cost in excess of the approved budget of \$20,000,000. In addition, the physical constraints of 230 College Street were such that the 2009 proposal could not accommodate the proposed expansion of Faculty programs being contemplated. The Faculty's new academic plan involved an expansion in the number and size of programs, including the repatriation, and expansion of the Honours Bachelor of Arts in Architectural Studies undergraduate program from the Faculty of Arts & Science, a planned transfer of the Honours Bachelor of Arts in Visual Studies undergraduate and Master of Visual Studies programs, and the creation of a new PhD program (PhD Architecture, Landscape and Design Studies), none of which could be suitably accommodated at 230 College. The existing facility already lacked adequate space to accommodate the current need for studio space, faculty and research offices.

New Directions - 2011 – 2013

In recognition of the difficulties inherent in continuing to accommodate the Daniels Faculty of Architecture Landscape and Design at 230 College Street, in April 2011 Governing Council approved the transfer of Site 7, One Spadina Crescent, from the Faculty of Arts and Science to the John H. Daniels Faculty of Architecture, Landscape and Design with the Faculty of Arts and Science program in Visual Art.

Over the years, the One Spadina Crescent site has been occupied by a number of different university departments; none of which have been able to undertake a major renewal of the building or site. Both the existing heritage building (the original Knox Theological Seminary), and the grounds at One Spadina Crescent are widely perceived not to have been renewed or used to their full potential since the University acquired the property from the Connaught Laboratories in the early 1970's. Against this background, the relocation of the Daniels Faculty to One Spadina will signal a rebirth of this unique site.

The Report of the Project Planning Committee was reviewed by the Vice-President and Provost and the Vice-President, University Operations at meetings of the Provost's Advisory Group, and the Executive Committee of CaPS (Capital Projects and Space Allocation Committee) and is being recommended for consideration.

HIGHLIGHTS:

One Spadina Crescent presents a unique opportunity for the Daniels Faculty. As a University division at the forefront of the changing fields of architecture, landscape architecture, and urban design, the Daniels Faculty is focused on the convergence of new media, material and visual culture, building and landscape technologies, and the various urbanisms that underlie design-thinking as an academic and research heuristic. The new complex at One Spadina Crescent will accommodate an expansion of the Faculty's curricular programs, now also the home of the Honours Undergraduate Architectural Studies Program, and an intensification of its research activities, industry interfaces and public programs.

With the planned transfer of U of T's Visual Studies programs to the Daniels Faculty, the Faculty will take another critical step in its mission to become a centre for design-based thinking, visual literacy, and the art, craft and technologies of city-building at University of Toronto's St George Campus. In the service of this mission, the Daniels project at One Spadina Crescent will create an integrated architecture, art and urban design community on an important, up to now neglected site within the University and the city.

The One Spadina Crescent project also offers an opportunity for design research and innovation that could serve as a demonstration project for buildings of comparable age on campus and across the country. The University and the Faculty's alumni, scholarly, professional and donor community strongly support the relocation of the Daniels Faculty to One Spadina Crescent.

In May 2012, based on preliminary concept planning and funding potential, a project budget was identified. Continuing extensive consultation with the University has led to the development of a phased planning strategy.

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The first two phases fulfill the Faculty's core academic needs, as outlined in this Project Planning Report. Subsequent phases (known as "pavilions"), addressing the Faculty's research and extra-curricular initiatives, are beyond the scope of this project planning report, and will be the subject of further study.

This Project Planning Report indicates that a space program of approximately 6,300 net assignable square meters is required, based on COU standards, to reflect academic planning currently underway and to recognize that the new location at One Spadina Crescent creates new functional opportunities and relationships within that space. In addition to the nasm required, when the budget was set, the gross areas for the heritage building (4,600 gross sq.m. including planned mechanical space for steam) and for the new construction (6,700 gross sq.m. including the new electrical substation room) were identified, a total gross of 11,300 sq.m. The gross area was used to establish the construction and project costs.

The project has been planned in phases. Phase 1 remediates and restores the original 1874 building to be ready for occupancy by July 1, 2014. Phase 2 will see the demolition of the later additions to the original structure and the majority of the new construction and will accommodate the remainder of the space program: studios, workshops, lecture theatre, classrooms and the library stacks. Planned pavilions at the northern extent of the site constitute a future Phase 3 of the project and are near stand-alone components, which can be implemented as funding becomes available.

It is Phase One which is being brought forward for approval at this time. The original 1874 building is to be remediated and renovated with the work taking place beginning spring 2013. The intention is to move the administrative unit, faculty offices, a majority of the library, seminar spaces and a limited number of studio spaces into One Spadina Crescent in July 1, 2014. Based on the current schematic design, approximately 2,100 nasm of the 6,330 nasm space program will be accommodated in renovated space in the original building. As well, a portion of the basement is to be renovated to provide for the infrastructure of the entire project. The budget for this phase was based on a gross area of 4,600 sq.m.

SCHEDULE:

Phase One:

- Governing Council approval for Phase One– Renovation of Heritage Building at One Spadina – May 2013
- Phase 1 - Internal renovations at One Spadina: July 1, 2013
- Occupancy Phase 1 – Summer 2014

Phase Two

- Governing Council approval for Phases Two and Three – Demolition and Construction of New DFALD Building - Fall 2013
- Phase 2 - Demolition: Winter 2014
- Continuation of Phase 2 - New Construction: Spring 2014
- Occupancy Summer 2015

RECOMMENDATION:

Be It Recommended to the Academic Board:

1. THAT the Project Planning Committee Report for the Relocation of the John H. Daniels Faculty of Architecture, Landscape and Design to One Spadina Crescent, dated March 29, 2013, be approved in principle.
2. THAT the project scope totalling 4,600 gross square metres (approximately 2,100 nasm), be approved in principle for the First Phase, to be funded by the Capital Campaign, Provost Central Funds, Graduate Expansion Funds, Deferred Maintenance Fund and Borrowing.