



FOR RECOMMENDATION

PUBLIC

OPEN SESSION

TO: University Affairs Board

SPONSOR: Professor Scott Mabury, Vice President, Operations and Real Estate Partnerships

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PRESENTER: Gilbert Delgado, Chief, University Planning Design and Construction
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DATE: September 19, 2019 for September 26, 2019

AGENDA ITEM: 5

ITEM IDENTIFICATION:

Capital Project: *Report of the Project Planning Committee for the Spadina Sussex Residence*

JURISDICTIONAL INFORMATION:

Pursuant to section 5.7 of the Terms of Reference of the University Affairs Board, "...the Board considers capital projects on the St. George campus within its areas of responsibility, advises Governing Council on their implications, and concurs with the recommendations for approval of the Academic Board."

Under the *Policy on Capital Planning and Capital Projects*, "...proposals for capital projects exceeding \$20 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. [...] If the project will require financing as part of the funding, the project proposal must be considered by the Business Board."

GOVERNANCE PATH:

A. Project Planning Report: Site and Space Plan

1. Planning and Budget [for recommendation] (September 17, 2019)
2. **University Affairs Board [for concurrence with the prospective recommendation of the Academic Board] (September 26, 2019)**
3. Academic Board [for recommendation] (October 3 2019)
4. Business Board [for approval, for financing] (October 7, 2019)
5. Executive Committee [for endorsement and forwarding] (October 15, 2019)
6. Governing Council [for approval] (October 24, 2019)

B. Execution of the Project:

- 1. Business Board [for approval] (October 7, 2019)

PREVIOUS ACTION TAKEN:

On November 24, 2014, the CaPS Executive Committee approved a project brief proposing a Project Planning Committee be struck to proceed with the development of a student residence at the corner of Spadina and Sussex Avenues. Funding was requested to proceed with hiring a design consultant to expedite schematic design proposals and the supporting documents required to submit a re-zoning application. At this time, the Committee approved funds for consultant and approvals fees.

On June 16, 2015, Business Board gave authority to Scott Mabury, Vice-President University Operations to negotiate and execute the *Letter of Intent – Proposed Development of the Spadina and Sussex Mixed Use Student Residence Project*, between the University of Toronto and the Daniels Corporation, dated June 2016.

On November 25, 2016, the CaPS Executive Committee approved an increase in consulting fees in order to continue the project through June 2017. Fees included design development, construction documents and development approvals.

On April 22, 2019, the CaPS Executive Committee approved an additional increase in consultant and approval fees.

HIGHLIGHTS:

The University has been working closely with the Daniels Corporation and the consultant team for the past six years. Extensive consultation has taken place with project stakeholders, including adjacent neighbourhood associations.

In July 2016, a rezoning application was submitted to the city for a 23-storey, 77m high, mixed-use residence building that would include 528 student beds, office floors, ground floor retail space, food service and 10 townhouse units at the rear of the site.

In March 2017, City Council passed a motion to designate 698 Spadina under the Ontario Heritage Act, on the basis of a recommendation and report from Heritage Preservation Services. After discussions with the City, the project was appealed to Ontario Municipal Board in May of 2017. The University entered into mediation with the City and other parties in February 2018. A resolution was reached in May 2018 that established a tower height of 75.05m, removal of the office floors, and a total bed count of 511. The City passed the zoning amendment bylaw in July of 2018. The project requires Site Plan Approval, for which an application was made on December 19, 2018.

Secondary Effects

There are six residential rental units at 698 & 700 Spadina Avenue. Rental replacement and a relocation agreement was part of the OMB settlement with the City. Four tenants of 698 & 700 Spadina are currently on waiting lists for University-owned housing in the Huron Sussex neighbourhood, for any vacant units owned by Daniels. In addition, a real estate broker has been engaged to support the tenants in finding other rental accommodation during the period of construction.

Demolition of 698 & 700 Spadina Avenue will be required to commence construction, In addition, demolition of the former post office will result in the loss of its parking spaces, club space for a University student group as well as administrative swing space.

Schedule

The proposed schedule for the project is as follows:

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| • Expected Site Plan Approval | February 2020 |
| • Earliest Tender | February 2020 |
| • Earliest Demolition& Façade Retention | May 2020 |
| • Earliest Construction | August 2020 |
| • Earliest Completion | April 2022 |

FINANCIAL AND PLANNING IMPLICATIONS:

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

RECOMMENDATIONS:

Be It Resolved

THAT the University Affairs Board concur with the prospective recommendation of the Academic Board

THAT the *Project Planning Committee Report for the Spadina Sussex Residence*, dated August 30, 2019, be approved in principle; and,

THAT the project totaling 19,328 gross square metres (gsm), be approved in principle, to be funded by University Provostial Funds, Daniels Corporation, and financing.

DOCUMENTATION PROVIDED:

- *Report of the Project Planning Committee for the Spadina Sussex Residence*, dated August 30, 2019.