

FOR APPROVAL**PUBLIC****OPEN SESSION**

TO: Governing Council

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

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

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DATE: December 10, 2020 for December 17, 2020

AGENDA ITEM: 5

ITEM IDENTIFICATION:

Capital Project: *Report of the Project Planning Committee for the New Woodsworth College Academic Building*

JURISDICTIONAL INFORMATION:

Pursuant to section 4.2.3. of the Committee's terms of Reference, "...the Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. space plan, site, overall cost and sources of funds)."

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**

1. Planning and Budget [for recommendation] (October 28, 2020)
2. Academic Board [for recommendation] (November 18, 2020)
3. Business Board [for approval, financing] (November 25, 2020)
4. Executive Committee [for endorsement and forwarding] (December 8, 2020)
5. **Governing Council [for approval] (December 17, 2020)**

B. Execution of the Project:

1. Business Board [for approval] (November 25, 2020)

PREVIOUS ACTION TAKEN:

On May 25, 2015, the CaPS Executive Committee approved the Terms of Reference proposing that a Project Planning Committee to proceed with the planning for the Woodsworth College precinct expansion. In fall 2016, the Terms of Reference was revised to include Rotman Commerce in the membership, in order to review space needs comprehensively. A revised TOR was approved at the November 25, 2016 meeting, followed by approval of consultant fees for a feasibility study. In the fall of 2016, MJMA Architects and sub-consultants were retained to prepare the feasibility study and costing related to potential sites for further exploration identified by University Planning (UP) for academic and student residence development. The study and costing for the Drill Hall site (Kruger Hall) became the focus of the proposed first phase of development in Fall 2017/Winter 2018. The approach, including fit plans prepared by UP, was determined to be appropriate for the site, relatively efficient, and sensitive to its heritage and open space context.

At the April 6, 2018 CaPS Executive Committee meeting, the Interim Project Planning Report for the Capital Project: New Woodsworth Academic Building was approved in principle along with funding to hire consultants through to the end of Construction Documents. Kongats Architect was awarded the project in January 2019, and the project is currently in Construction Documents phase.

On April 22, 2019, the CaPS Executive Committee approved transfer of funds to the Future Major Capital Project Reserves, for a period of 1 year to April 30, 2020, towards the development of the New Woodsworth Academic Building.

On March 6, 2020, the CaPS Executive Committee was advised that the Faculty of Arts and Science would retain the classrooms within their allocation until such time that they move these over to Academic + Campus Events (ACE) when ACE classroom replacement is a secondary effect on other Arts and Science capital project (such as Sid Smith).

On April 8, 2020, the CaPS Executive Committee approved the request for increase in project scope to accommodate the required IT network rerouting in order to make way for the utilities run. In addition, the CaPS Executive Committee extended the transfer of funds approved on April 22, 2019 for an additional year up to April 30, 2021.

On April 27, 2020, the Faculty of Arts & Sciences requested an additional transfer of funds to the Future Major Capital Project Reserves toward the development of the New Woodsworth Academic Building.

HIGHLIGHTS:

The proposed New Academic Building on Woodsworth College's existing Kruger Hall site will maximize the site's capacity by adding two storeys below grade and six storeys above while responding sensitively to its context. The development respects the existing heritage context and

conserves the award-winning 1992 wing of the College rather than serving as an icon in its own right, and will replace and expand upon Kruger Hall's function as a social and academic/student life hub.

The building will accommodate space requirements for the Centre for Criminology & Sociolegal Studies (CRIM) and for the Centre for Industrial Relations and Human Resources (CIRHR), both of which are academically and administratively linked to the College. It will provide a student hub (learning commons) shared by CRIM and CIRHR, replace and expand upon Kruger Hall's function as event and student space, and accommodate the College's expanded office need. Two new classrooms (66-seat and 120-seat) are included in the program, based on Academic + Campus Events analysis of need within this precinct. Consultation to date has been extensive during both planning and design phases including students, and specific consultation regarding accessibility. In addition to Project Committee meetings, a Town Hall was held October 2, 2019. The City's Community Consultation was January 28, 2020, with students present in addition to community members.

The space program is 2,399 nasm, or 5,558 gsm and includes renovation of connecting buildings and pre-project work in the Registrar's Office space. The scope has been increased to include (1) Margaret Fletcher House [2nd floor]; (2) 117 St George Street [1st and 2nd floors] and the renovation of the Registrar's Office. Renovation of the second floor of Margaret Fletcher house allows for a continuous accessible connection between existing and new buildings via a suite of offices for Woodsworth College. Renovation of the first floor Writing Centre (117 St. George Street) area greatly improves the College's main entry, on axis, providing direct access to the Student Learning Commons. Additionally, renovation of the second floor 117 St. George Street into a new library area brings an active use to St. George St. and the laneway, currently occupied by IT offices.

Through project implementation, additional unanticipated scope has been incorporated to benefit the capital project, including: renovation to sundry spaces such as the mail & garbage room; electrical substation work; increase in sustainability requirements; dewatering cistern requirement; removal of existing services; additional high voltage switch gear & HVAC works to enable smudging. Additional utilities infrastructure work required for Devonshire Utilities project Phase 2 will be built as part of Woodsworth Academic Building due to its location inside the building area and its relation to the commissioning process of Woodsworth Academic building. All costs for additional utility utilities infrastructure work required for Devonshire Utilities project Phase 2 but built by WWC Academic Building will be a shared by stakeholders via Devonshire utility project and is included in the overall project cost. A MOU will be drafted to clarify how the cost will be split between the stakeholders, Woodsworth College Academic Building, Goldring Academic Tower and Rotman Commerce, as they all will be using utilities built by Devonshire Utilities project.

Secondary Effect works on the Registrar office is part of this project and the overall schedule. The latter is required in order to stage individuals currently located in the area of the new building.

The building is planned at a total height of 33 m, including a mechanical penthouse, which is consistent with the U of T Draft Secondary Plan's Urban Design Guidelines, which identify a height of 39m on the project site with a deep setback along St George Street. A Site Plan Control application and Zoning By-Law Amendment application were submitted to the City in September 2019. The Zoning Amendment application was adopted by Toronto and East York Community

Council (TEYCC) on September 16th, 2020 along with final staff report recommendation that before introducing the necessary Bills to City Council for enactment, City Council requires additional municipal infrastructure information and financial securities should infrastructure improvements be required. The TEYCC also adopted the proposal, intention to designate 117 St George Street and enter into a Heritage Easement Agreement, as recommended by the Toronto Heritage Preservation Board August 27th, 2020. Both items are included for considerations at the September 30th, 2020 City Council agenda.

Existing below-grade utilities run N-S directly below the project site and east wing of the College. Facilities & Services intends to relocate these services in a trench directly below the pathway between the College and Goldring Centre. This plan, which pre-exists the development proposal, will be coordinated with the project's construction timeline. The additional scope of rerouting the IT networking noted above is required to make way for the utilities run.

The New Woodsworth College Academic Building will accommodate the following:

- Centre for Criminology & Sociolegal Studies (CRIM)
- Centre for Industrial Relations and Human Resources (CIRHR)
- 120-seat Lecture Room, a 66-seat Active Learning classroom and Student space
- 180-seat Event Space
- Student Commons/Writing Centre (renovation)
- IT Offices
- Registrar's Office (renovation)

Schedule

The proposed schedule for the project is as follows:

CaPS Executive approval (Consultant fees)	Jun 19, 2018
Consultant Selection	Fall 2018
Letter of Award	Jan 2019
Schematic Design	Jan – Jun 2019
Design Development	Jul – Nov 2019
Construction Documents	Dec 2019 – Sep 2020
Municipal Approvals (SPA/ZBA submission)	Sep 25, 2019
Secondary effects – Registrar Office permit application	Sep 25, 2020
Cycle 2 Governance (CaPS Executive)	Oct 2, 2020
Secondary effects – Registrar Office Tender and award	Oct 26, 2020
Secondary effects – Registrar Office Mobilization/construction	Nov 12, 2020
Cycle 2 Governing Council approval	Dec 17, 2020
Secondary effects – Registrar Office Full Operational Occupancy	Jan 4, 2020
Main Project Tender and Award	Nov 15, 2020 – Jan 15, 2021
Mobilization and Construction start	March 01, 2021
Full operational occupancy	April or May, 2023*

*Pending Devonshire project schedule

FINANCIAL IMPLICATIONS

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

RECOMMENDATION:

Be It Resolved:

THAT the *Report of the Project Planning Committee for the New Woodsworth College Academic Building*, dated September 17, 2020, be approved in principle; and,

THAT the project totaling 2,399 net assignable square metres (nasm) (5,558 gross square metres (gsm)), be approved in principle, to be funded by Future Major Capital Project Reserves, Divisional & College Operating Reserves and Borrowing.

DOCUMENTATION PROVIDED:

- *Report of the Project Planning Committee for the New Woodsworth College Academic Building*, dated September 17, 2020.

Report of the Project Planning Committee for
University of Toronto
New Woodsworth College
Academic Building

Kruger Hall site

September 17, 2020

Office of University Planning - University Planning, Design and Construction

Faculty of Arts & Science, Infrastructure Planning

I. Executive Summary

In the fall of 2016, MJMA Architects and sub-consultants were retained to prepare a feasibility study and costing related to potential sites for further exploration identified by University Planning (UP) for academic and residential development within the block that currently houses Woodsworth College. The study and costing for the Drill Hall site, the current location of Kruger Hall, the College's multi-use student and event space, became the focus of the proposed Capital Project. The approach, including fit plans prepared by UP, was determined to be appropriate for the site, relatively efficient, and contextually sensitive to its heritage and open space context.

Kongats Architects was hired in early 2019. The New Academic Building at Woodsworth College's existing Kruger Hall site will maximize the site's capacity by adding six storeys above grade and two storeys below. The development is intended to respect the existing heritage context and conserve the award-winning 1992 "new" wing of the College rather than serving as an icon in its own right, and will replace and expand upon Kruger Hall's function as a social and academic/student life hub.

The building will accommodate space requirements for the Centre for Criminology & Sociological Studies (CRIM) and for the Centre for Industrial Relations and Human Resources (CIRHR) both of which are academically and administratively linked to the College. It will provide a student hub (learning commons) shared by CRIM and CIRHR, replace and expand upon Kruger Hall's function as event and student space, and accommodate the College's expanded office needs. Two new classrooms (66-seat and 120-seat) are included in the program, based on analysis of need within this precinct of campus.

Consultation to date has been extensive during both planning and design phases including with students, and specific consultation regarding accessibility. In addition to Project Committee meetings, a Town Hall was held October 2, 2019. The City's Community Consultation was January 28, 2020, with students present in addition to community members.

The space program is 2,399 nasm, or 5,558 gsm and includes renovation 117 St George Street (1st and 2nd floors) and replacement of Margaret Fletcher House (2nd floor). Renovation of the Registrar's Office, added to the project in 2020, is additional to this area. The scope has been increased to include (1) Margaret Fletcher House [2nd floor]; (2) 117 St George Street [1st and 2nd floors] and the renovation of the Registrar's Office. Renovation of the second floor of Margaret Fletcher house allows for a continuous accessible connection between existing and new buildings via a suite of offices for Woodsworth College. Renovation of the first floor Writing Centre (117 St. George Street) area greatly improves the College's main entry, on axis, providing direct access to the Student Learning Commons. Additionally, renovation of the second floor 117 St. George Street into a new library area brings an active use to St. George St. and the laneway, currently occupied by IT offices.

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II. Project Background

a) Membership

Audrey Macklin, Director, Centre for Criminology and Sociolegal Studies, CRIM
Wilhelmina Peter, Business Officer and Assistant to the Director, CRIM
Rafael Gomez, Director, Centre for Industrial Relations and Human Resources, CIRHR
Joann Jiang, Centre Coordinator, CIRHR
Joe Desloges, Principal, Woodsworth College (WW)
Roger Bulgin, Chief Administrative Officer, WW
Grace Tran, graduate student, CRIM
Vanessa Wen, graduate student, CIRHR
George Moshenski-Dubov, undergraduate student, Woodsworth College & CRIMSA
Jay Pratt, (Committee Chair) Professor, Vice-Dean Research and Infrastructure, Faculty of Arts and Science (FAS)
Kim McLean, Chief Administrative Officer, FAS
Lucy Chung, Director of Infrastructure Planning, FAS
Steve Bailey, Director, Academic + Campus Events (ACE)
Costas Catsaros, Director, Project Development, University Planning, Design & Construction (UPDC)
Ron Saporta, Chief Operations Officer, Facilities and Services (F&S)
Gordon Robins, Director of Utilities and Building Operations, F&S
Christine Burke, Assistant Vice-President, University Planning, UPDC
Sarah Hinves, Senior Planner, University Planning, UPDC
*Evelyn Casquenet, Senior Planner, University Planning, UPDC
**members added since Terms of Reference approval at CaPS Executive Committee*

b) Terms of Reference

The Project Planning Committee will:

1. Make recommendations for a detailed space program and functional layout to accommodate the Centre for Criminology and Sociolegal Studies in the Woodsworth precinct; and expanded requirements of those already in the precinct (the Centre for Industrial Relations and Human Resources, Woodsworth College and Rotman Commerce).
2. Identify the space program as it is related to both Centres' and Programs' existing and approved academic plan; taking into account the impact of approved and proposed program enhancements that are reflected in the faculty, student and staff complement.
3. Demonstrate that the proposed space program is consistent with the Council of Ontario Universities (COU) space standards and University of Toronto space standards.
4. Identify all secondary effects, including staging of existing site occupants and impact on the delivery of academic programs during construction.
5. Identify all equipment and moveable furnishings necessary to the project and their estimated costs.
6. Identify all data, networking and communications requirements and their related costs.
7. Identify all security, occupational health and safety and accessibility requirements and their related costs.
8. Determine a total project cost estimate [TPC] for the capital cost including a projected increase to the annual operating cost.
9. Identify all sources of funding for the capital project and any increased operating costs once the project is complete.
10. Interim Report by March, 2017.

c) Background Information

Woodsworth College was founded in 1974 as the newest and largest enrolment College within the Faculty of Arts and Science. Prior to 1974 the College operated as the Division of Extension for part-time students. In 1999, the College, for the first time, began admitting full-time students so that today the College is made up of dominantly full-time students but still services the largest population of part-time students in the Faculty.

Prior to 1992, the entire College building consisted of the single house at 119 St. George St. The building was acquired by the University in 1965 from the ROTC. In 1992, the "new" wing of the College was opened adding significant office, classroom and courtyard space. The new space integrated two old house sections, Drill Hall, as well as the existing connection to the then Margaret Fletcher Day Care Centre. The new wing was designed by KPMB Architects. In 2009, Drill Hall, which was used primarily as a U of T exam centre, was acquired by the College and converted into Kruger Hall Commons. KHC is used jointly by the College and Rotman Commerce. In 2011 the day care centre was demolished to make way for the Goldring Centre. The first ever residence for the College was opened in 2004 at the corner of St. George and Bloor St. immediately adjacent to the new wing of the College. In 2014, the College acquired additional space on the 3rd floor of the old house at 123 St. George St (Woodsworth Annex). The building, including the 1st floor seminar room, is co-occupied with the Transitional Year Program (TYP).

In Fall 2016 MJMA Architects and sub-consultants were retained to prepare a feasibility study and costing related to potential development sites for exploration identified by University Planning for academic and residential development within the block that currently houses Woodsworth College. The study and costing for Site 6, Kruger Hall, including fit plans prepared by University Planning, served as the basis of the Project Planning Report. Kongats Architects was hired in January 2019; the project is

currently in the Construction Documents phase. Kongats' design is in keeping with the massing anticipated through the feasibility study, including set back from the heritage house form buildings along St. George; step back from the courtyard; and sensitive response to Innis Residence views to the south. A Site Plan Control Application (SPA) and Zoning By-Law Amendment Application (ZBA) were submitted to the City in September 2019. The Zoning Amendment application was adopted by Toronto and East York Community Council (TEYCC) on September 16th, 2020 along with final staff report recommendation that before introducing the necessary Bills to City Council for enactment, City Council requires additional municipal infrastructure information and financial securities should infrastructure improvements be required. The TEYCC also adopted the proposal, intention to designate 117 St George Street and authority to enter into a Heritage Easement Agreement, as recommended by the Toronto Heritage Preservation Board August 27th, 2020. Both items are included for considerations at the September 30th, 2020 City Council agenda.

Construction is scheduled to start early 2021.

The Centre for Criminology & Sociolegal Studies (CRIM)

The Centre for Criminology & Sociolegal Studies is a research and teaching unit at the University of Toronto. Founded in 1963 by Professor John Edwards, the Centre's faculty and students study crime, order and security from a variety of disciplinary perspectives and theoretical approaches. The Centre recently celebrated 50 years of Criminology at the University of Toronto. The goal of the Centre is to enhance the internationally acclaimed and already high quality of its research and graduate and undergraduate teaching. With backgrounds in sociology, anthropology, history, law, psychology, philosophy and political science, the faculty are actively engaged in Canadian and international criminological research. The Centre for Criminology & Sociolegal Studies runs a graduate program for masters and doctoral students, and also administers the high-demand (Type III) undergraduate Criminology and Sociolegal Studies Program through staff at Woodsworth College.

Over the past 50 years the Centre has established itself as the country's top program in interdisciplinary criminology. It is also one of the most unique and sought-after graduate programs internationally. Its graduates are working as lawyers, at all levels of government, in the courts, policing, correctional services and academia. The faculty make important contributions to the policy discourse of Canadian and international criminal law and justice and provide a steady stream of policy outreach through events, lectures, and reports.

The Centre for Industrial Relations and Human Resources (CIRHR)

Since 1965, the Centre for Industrial Relations and Human Resources has brought together professors from many different disciplines and departments at the University of Toronto to teach and conduct research on all aspects of the workplace and employment relationships. The CIRHR's graduate programs (~70 professional masters and 12 PhD students) rank among the best in North America and its faculty reflects the depth, breadth and diversity of the University. For the last few decades CIRHR has occupied the heritage house at 121 St. George adjacent to Woodsworth College building.

d) Statement of Academic Plan

Woodworth College has been asked by the Faculty of Arts & Science to integrate its undergraduate programs with the graduate activities of the CRIM and CIRHR. The Academic Plan states:

“...all faculty members in the Centre for Criminology [and CIRHR] should have a much closer relationship to College’s program, and ultimately the undergraduate and graduate programs should be joined together. The new arrangement should provide clear benefit to the College, and the Strategic Planning Committee anticipates that this will emerge as a key feature in the mission and profile of the College. [The plan] should result in increased administrative efficiencies”.

Woodsworth College (WW)

Up until 2013 the College was the sponsor of two interdisciplinary degree programs (Criminology and Employment Relations). The programs are now affiliated with the College via its on-going relationship with CRIM and CIRHR. The Academic Bridging Program, Summer Abroad, TESOL and THE500 have been long time initiatives within the College. Woodsworth-One, the foundation-year program for first-year Arts and Science students, was launched in 2012 and is strategically linked to the academic themes of Criminology. A minor in Digital Humanities was approved in early 2018. Relocation of CRIM would greatly enhance the intellectual life of the College.

The pressing space needs of the College itself (offices, student event/activity space; learning commons, etc.) will also be addressed as part of this project.

The Centre for Criminology & Sociolegal Studies (CRIM)

The Centre has grown over the years to include 23 PhD students (FTE), a Master’s cohort of 30 FTE and two post-docs, and further growth is anticipated in the graduate and undergraduate programs as Criminology courses are becoming very popular. As an internationally renowned research centre, CRIM often hosts a number of international visitors. The Centre has 21 cross-appointed faculty, some of whom teach courses in the graduate program and require desk space, and 5 junior fellows (PhD students in other departments whose research brings them here – they often work with core faculty members on their dissertations). The Director also requires an office since that person is often not a core member of the faculty.

The Centre welcomes and continues to engage with practitioners that contribute significantly to the life of the Centre (e.g. have a federal Crown who also has a PhD teaching a graduate course and a judge who also teaches a graduate course for us. These people do not expect to have an office but they take up space.

While the Canadiana Building has provided a good home for the Centre since it moved from Robarts Library in 2007, the distance from the core of the campus and from Woodsworth College where the majority of undergraduate students are located, has created many challenges. The library is developing a plan to better serve students, efficiently deliver and diversify services in an increasingly digital climate and in coordination with other student services such as the Woodsworth Writing Centre. The move to the Woodsworth precinct would allow the library/information service to increase its contact with undergraduate students who are presently concentrated at Woodsworth

Locating CRIM in the Woodworth College precinct would allow the Centre to return to the core of campus; and to contribute to, and take advantage of, faculty synergy in the College, including Woodsworth One (Order and Disorder); and to re-vision the Criminology and Sociolegal Studies Library as part of the wider Woodsworth College community. It would also fit well into the College’s plans for strategic collaboration with both CRIM and CIRHR.

The Centre for Industrial Relations and Human Resources (CIRHR)

Increase in space needs are concentrated around three areas: i) academic offices, ii) accessible suitable classrooms for Master's education and iii) proper graduate/undergraduate student study and meeting space. Within 3-4 years, 1 or 2 additional offices will be required given the plan to meet program demand (both undergrad and graduate) by increasing program size (see below). As a result, we will be requesting new faculty positions as the vast majority of CIRHR's tenured faculty are either in the process of retiring or are emeritus. Currently most classes are taught by faculty from UTM & UTSC as well as CLTA's. Graduate student space also requires additional space in the future. There are rooms currently dedicated in 121 St. George as graduate study/work rooms and seminar rooms. But about half of these rooms are located in the basement level of 121 St. George, where the quality of this space is not favorable to function. Susceptibility to water penetration, low ceiling heights and lack of daylight are typical conditions on this level which is not conducive to healthy learning environments.

In addition, CIRHR has increased its intake into the Masters of IR/HR in the past year by 20% from 54.2 to 65.8 FTE. There is demonstrated program demand, and students (over 95%) are finding jobs post-graduation. Furthermore, the Employment Relations (RE) undergraduate program has grown in size over the last two years, as applications for majors in the program have increased. CIRHR's plan is to increase admission into the major and Certificate HR programs to meet these needs the program requires better suited and accessible classrooms for Master's students and better more numerous student study/meeting space for both groups (undergraduate and graduate).

e) Space Requirements

Existing space

Existing Space within the Woodsworth precinct is identified within four buildings, by Department.

Department Name	121 St. George	123 St. George	119 St. Woodsworth College	320 Bloor St Woodsworth Residence	Total Area (sq.m)
Ancillary Services			50		50
Building Services, Grounds & Trades			11	19	30
Industrial Relations & HR (CIRHR)	740				740
Rotman Commerce			301	396	697
Transitional Year Programme (TYP)		237			237
ACE Classrooms			349	460	809
UTL-Media Commons				564	564
Woodsworth College		160	1,771		1,931
Woodsworth Residence				8,038	8,038
Non-Assignable Space	225	204	1,907	4,796	7,132
Non-Institutional Space				273	273
Total Area (gsm)	965	601	4,389	14,546	20,501

Criminology is allocated 689 nasm in the Canadiana Gallery building.

Occupant profile

The total number of FTE faculty, staff and students for 2017/18 and projected for 2022/2023 were used as input measures in the Council of Ontario Universities space formula to generate a benchmark requirement for facilities as described in the next section, Space Analysis. COU input measures are used by all Ontario postsecondary institutions for this purpose.

Criminology

Relevant COU Category	Existing FTE	Projected FTE
Academic		
3, 4.1 Faculty-Tenured Stream	5.5	8
4.1 Faculty-Teaching Stream	2.75	2
Total Academic	8.25	10
Research		
3, 4.2 PDF's	1	1
3, 4.2 Research Associates	0	0
4.2 Non-academic staff (research)	0	2
Total Research	1	3
4.4 Administrative & Support Staff	3.3	4
Graduate Students		
Grad Students (PhD)	22	28
Grad Students (Masters)	25.8	30
1, 3, 4.3, 5.4, 11 Total Graduate Students	47.8	58
1, 3, 5.4, 11 Undergraduate Students	470	493.5

Woodsworth College

COU Category	Existing FTE	Projected FTE
Academic		
3, 4.1 Faculty-Tenured Stream	1	1
4.1 Faculty-Teaching Stream	5.49	11
Total Academic	6.49	12
4.4 Administrative & Support Staff	39	44
Undergraduate Students (FAS)	4,362.1	4,362.1
Undergraduate Students (TYP)	78.6	78.6
Undergraduate Students (Academic Bridging)	40.1	40.1
Post-Graduate Cert. (TESOL)	46.0	46.0
Post-Graduate Cert. (HR Management)	7.0	7.0
1, 3, 4.3, 5.4, 11 Total Students	4, 533.8	4, 533.8

Additional detail on Student FTE is provided on the following page.

CIRHR

COU Category	Existing FTE	Projected FTE
Academic		
3, 4.1 Faculty-Tenured Stream	2	3
4.1 Faculty-Teaching Stream	1	1
Total Academic	3	4
Research		
3, 4.2 PDF's	9	10
Total Research	9	10
4.4 FTE Administrative & Support Staff	6	7
Graduate Students		
Grad Students (PhD)	9	9
Grad Students (Masters)	65.8	65.8
1, 3, 4.3, 5.4, 11 Total Graduate Students	74.8	74.8
1, 3, 5.4, 11 Undergraduate Students	198.0	198.0
Undergraduate – Woodsworth College	56.2	56.2
Undergraduate – Other Colleges	141.8	141.8

Students - Summary

As a constituent college of the Faculty of Arts & Science (FAS), Woodsworth College's undergraduate population (4,362 FTE; ~5,800 headcount) represents 18% of FAS's total number of registered students (24,088 FTE). The majority of students commute to campus, 3,761 FTE or 86%. It is generally expected that institutions with a higher ratio of commuters, will require more study space. Conversely, the College is not expected to provide 100% of the student space required by its population.

In addition to FAS students, the Transitional Year Program (78.6 FTE), Post-Graduate Certificate program (53 FTE), Academic Bridging program (40.1 FTE), and CIRHR graduate students (74.4 FTE) the current student population on site to 4,608.2 FTE.

Criminology's relocation will have minimal impact on the overall student space need, as the College is currently home to many of its students. CRIM's projected undergraduate growth (23.5 FTE) and graduate student population (58 FTE) will add 81.5 FTE, increasing the total future student count to 4,689.7 FTE.

Space Requirements

Today a need for significantly more space is driven by three key factors: accommodation of CRIM at the College (~800 nasm); classroom demand (+ ~400 nasm); and increased event and student space (+ ~400 nasm) within the precinct. In addition, modest growth has been identified by CIRHR (~40 nasm) and the College (~100 nasm).

The Council of Ontario Universities (COU) space formulae are used to generate a benchmark requirement for facilities, using the occupant profile above, and as modified by typical allocation by the University.

U of T's space falls in two groups: teaching, research and office space under the jurisdiction of the College, and that generated for facilities, which are considered campus-wide resources (i.e. classrooms and student space). However, given that a college represents a unique academic model within the University of Toronto, establishing a coherent community within the broader campus, student study and lounge space has been included in the analysis, reviewed in relation to the other U of T colleges. See table on page 17.

Office Space (COU Cat. 4.0):

Criminology

Criminology runs a PhD and Master's level program, as well as administering an undergraduate program through staff at the College. Relocation of the graduate program from the Canadiana Building will bring faculty, graduate and the undergraduate population together, and unite CRIM with CIRHR.

CRIM currently has 412 nasm of office space, or 112% of the area generated using COU input measures.

COU Category	EXISTING OFFICES	Existing FTE	COU Input Nasm	Generated Nasm	Existing Inventory Nasm	I/G
4.1	FTE Faculty	8.25	12	99	156	
4.2	FTE Research (PdF)	1	12	12	9	
4.3	FTE Grad Students (PhD)	22	3	66	109	
4.3	FTE Grad Students (Masters)	25.8	3	77.4	0	
4.4	FTE Non-academic	3.3	12	39.6	45	
4.5	Office Support	294 sm	.25	73.5	94	
				367.5	412	112%
COU Category	PROPOSED OFFICES (relocation)	Projected Total FTE	COU input Nasm	Generated Nasm	Proposed Nasm	P/G
4.1	FTE Faculty (Director)	1	12	12	18	
4.1	FTE Faculty	9	12	108	99	
4.1	Faculty (Shared)				53	
4.2	FTE Research (1 PdF + 2 Staff)	3	12	36	28	
4.3	FTE Grad Students (PhD)	28	3	84	140	
4.3	FTE Grad Students (Masters)	30	3	90	0	
4.4	FTE Non-academic	4	12	48	40	
4.5	Office Support*	378 sm	.25	95	134	
				473	512	108%

NOTE: The space program identifies 522 nasm office space for Criminology, w/ 121 nasm office support space. The above analysis prorates the kitchenette and lounge space to account for sharing with Woodsworth staff by 10 nasm.

A review of Faculty Offices indicates 8% over COU-generated space. Offices and hotelling stations are included in the program for visiting professors, sessional and emeriti professors. While these faculty do not have an FTE assigned to them, and do not generate space, they still require work and meeting space for research, teaching preparation and meeting with students.

Woodsworth College

Woodsworth currently has 1,198 nasm of office space. The size of existing offices, which range from 11.5 to 18 nasm, or 15 nasm on average, result in a relatively high office space allocation currently.

COU Category	EXISTING OFFICES	Existing FTE	COU Input Nasm	Generated Nasm	Existing Inventory Nasm	I/G
4.1	Faculty	6.49	12	77.88	175.93	
4.3	Grad Students (Work Study)	0	3	0	12.27	
4.4	Non-academic staff	39	12	468	524.87	
4.5	Office Support*	546 sm	.5	272.94	448.41	
				818.82	1,161.48	142%

*use .5 instead of .25 because predominantly administrative

COU Category	PROPOSED OFFICES (additional to above)	Projected increase FTE	COU Input Nasm	Generated Nasm	Proposed Nasm	P/G
4.1	Faculty	5.51	12	72	0	
4.4	Non-academic staff	5	12	60	105	
4.5	Office Support*	132 sm	.25	33	30	
				165	135	82%

* The space program identifies 125 nasm office space including 20 nasm support space for Woodsworth's growth. These staff will also share the kitchenette and lounge space identified in Criminology's program. 10 nasm has been added to the table above to account for proration of these spaces.

The new space is planned for 8 FTE staff plus casual staff. The balance of staff/faculty growth (10.51 less 8) will be accommodated within existing space. New offices are sized in line with the University's new, more efficient planning standard at 11 nasm each. An analysis of existing + proposed space combined results in 113% of the COU benchmark as compared to 142% currently.

COU Category	EXISTING + PROPOSED OFFICES	Existing + Projected FTE	COU Input Nasm	Generated Nasm	Existing+ Proposed Inventory Nasm	I+P/G
4.1	Faculty	12	12	144	175.93	
4.3	Grad Students	0	12	0	12.27	
4.4	Non-academic staff	44	12	528	622.87	
4.5	Office Support	1,000 sm	above	467	478.41	
				1,139	1,289.48	113%

CIRHR

The Centre for Industrial Relations and Human Resources has 273 nasm of office space at 121 St George Street. Relocation of some of its collections and librarian will allow CIRHR to accommodate its future office need. The balance of vacated library space will continue to be used by graduate students as study and lounge space.

Student and Event Space (COU Cat. 5.0, 11.0, 14.0 and 15.0):

This proposal relies on demolition of the Drill Hall portion of 119 St. George, home to the College’s large ground-floor event/student space (Kruger Hall), adjacent student lounge and study space at ground floor and mezzanine levels, and a Second Cup. This project, at a minimum, must replace these functions in the new building.

Kruger Hall (272 nasm) is pro-rated in the University’s space inventory as student lounge space (190 nasm or 70%) and event space (82 nasm or 30%). Furthermore, Woodsworth College and Rotman Commerce currently share the space at a rate of 50/50 by time. Bookings by both groups have continued to increase, resulting in a shortage of informal student space at the College. It has been expressed by both the College and by Commerce that, after a decade-long sharing arrangement, each would ideally like a dedicated space in future.

Criminology’s presence will increase demand for event space and other smaller spaces, as the program offers a steady stream of policy outreach through events and lectures.

For the purpose of space utilization analysis, the total FTE students serves as an input measure for Event and Student Space. COU suggests the following space factors per FTE student as a guideline:

- a range of .15 to .40 nasm for Category 15.0 Event Space, with a system-wide average of .18 based on most recent COU published data;
- .5 nasm for Cat. 5.4 Library Study Space;
- .4 nasm for Cat. 11.0 Study Space outside the Library and Informal/Lounge Space; and
- .5 nasm for Cat 14.0 Student Office and Recreation Space

Comparison of Existing to Generated Student Space (COU Cat 5.0, 11.0, 14.0, 15.0)

COU Category	EXISTING STUDENT + EVENT SPACE	Existing FTE	COU Input Nasm	Generated Nasm	Existing Inventory Nasm	I/G
5.4	Library Study Space – CIRHR only	272.8*	.5	136.4	88.48	
11.0	Non-Library Study Space/Lounge	4,608.2**	.4	1,843.28	873.77	
14.0	Student Office and Rec Space	4,608.2	.5	2,304.1	182.37	
15.1	Event (Assembly Facilities)	4,608.2	.15 min	691.23	81.62	
				4,975.01	1,226.24	25%

*CIRHR = 74.8 Grad + 198.0 UG
 **See Page 11

The table above indicates a significant shortage of student space at 25% of COU. However, students are provided with these types of space elsewhere on campus such as Robarts Library, and Sidney Smith Hall. Furthermore, not all enrolled students are physically present at the College. For a relative understanding of the College’s space need, the next table compares existing space with other Colleges.

Comparison of Existing Student Space (COU Cat 5.0, 11.0, 14.0, 15.0) to other FAS Colleges

Space Category	Woodsworth College nasm	Innis College** nasm	University College Nasm	New College nasm	COU Cat.
Study Space	88.48*	175	500	573	5.4
5.0 SUBTOTAL	88.48	175	500	573	
Non-Library Study Space	313	41	81	0	11.1
Informal Study Space/Lounge	561	254	386	479	11.2
11.0 SUBTOTAL	874	295	467	479	
Student Office & Support	182.37	145	290	208	14.1
Recreational Facilities	0	90	15	118	14.2
14.0 SUBTOTAL	182.37	235	306	325	
Event (Assembly Facilities)	81.62				15.1
	0				15.2
15.0 SUBTOTAL	81.62	0	92	254	
Subtotal – Student Space:	1,226	705	1,365	1,631	
Enrolment FTE (Fall 2017)	4,608.2	1,828.7	4,275.7	4,486.1	Avg.
TOTAL – Student Space (nasm)/ FTE	.27	.39	.32	.36	.33

*CIRHR at 121 St George Street

** Innis College student nasm includes increases following project completion currently in design. The existing nasm/FTE student is .18.

In order to reflect current space inventory classification, study space Categories 5.5 and 14.3 were combined under a new Category 11.0 Non-Library Study Space (COU 2016).

With the exception of Innis College’s current space shortfall, at .18 nasm per student, Woodsworth student space allocation is lower than other Colleges’ at .27 nasm per student compared to the .33 nasm average. This translates to a 276.5 nasm shortfall based on the existing student population.

Proposed + Existing Student Space (COU Cat 5.0, 11.0, 14.0, 15.0)

Space Category	Existing Woodsworth College nasm	Demolition (119 St George/ Kruger Hall) nasm	Future Renovation or Reallocation (121 St George) nasm	Proposed Space Program nasm	Future (Existing + Proposed) TOTAL nasm	COU Cat.
Library Study Space (Learning Commons) 5.0 SUBTOTAL	88.48 88.48		-88.48 -88.48	48 48	48 48	5.4
Non-Library Study Space	313	- 61.68	+ 92.59	202	545.91	11.1
Informal Study Space/Lounge	561	- 391.25	+ 92.59	250	512.34	11.2
11.0 SUBTOTAL	874	- 452.93	+ 185.17	452	1,058.25	
Student Office & Support	182.37		31		213.37	14.1
14.0 SUBTOTAL	182.37		31		213.37	
Event (Assembly Facilities)	81.62	- 81.62		345	345	15.1
15.0 SUBTOTAL	81.62	- 81.62		345	345	
Subtotal – Student Space:	1,226	- 534.55	+ 127.69	845	1,664.62	
Enrolment FTE (Fall 2017, plus growth)	4,608.2				4,689.7	
TOTAL – Student Space (nasm)/ FTE	.27				.35	

Comparison of Proposed (Net New) to Generated Student Space (COU Cat 5.0, 11.0, 14.0, 15.0)

COU Category	EXISTING STUDENT + EVENT SPACE	Proposed FTE	COU Input Nasm	Generated Nasm	Future/ Proposed Nasm**	I/G
5.4	Learning Commons – CRIM/CIRHR only	824.3*	.5	412.15	48	
11.0	Non-Library Study Space/Lounge	4,689.7**	.4	1,875.88	1,058.25	
14.0	Student Office and Rec Space	4,689.7	.5	2,344.85	213.37	
15.1	Event (Assembly Facilities)	4,689.7	.15 min	703.46	345	
				5,336.34	1,664.62	31%

*CRIM = 58 Grad, 493.5 UG

+CIRHR = 74.8 Grad, 198.0 UG

** See Page 11

** Proposed Program + Existing to Remain (account for demolition of Kruger Hall and reallocation of first floor library to study/lounge at 121 St George)

Development of the Kruger Hall site and reallocation of the library space at 121 St. George Street to students results in a new total area of 1,664.62 nasm. At .35 nasm per student, Woodsworth will be aligned with other Colleges, excluding Innis College which is currently .18 nasm per student. Innis College has plans for a renovation and addition, currently in design, to address this and other academic space needs.

Classroom Space (COU Cat.1.0):

Classroom space is a campus-wide resource, operated by and booked through Academic + Campus Events. Teaching space within proximity of the College is located at OISE (252 Bloor St W), Social Work (246 Bloor St W), Innis College, Robarts Library, Ramsay Wright and the Sidney Smith building. Space need demonstrated by groups within the north sector of campus (Woodsworth College, CIRHR, CRIM (future), Innis College, School of Continuing Studies, OISE, Munk, Rotman Commerce, and Arts & Science more broadly) exceed the current inventory of classroom. Further, the need for space that facilitates active learning pedagogy is increasing across many disciplines. A plan is underway to construct three 30 to 36-seat Active Learning Classrooms (ALCs) at Social Work (246 Bloor Street), with the first 30-sear room constructed in 2020; four rooms planned as part of the Innis College Expansion (20- and 40-seats).

Existing need specific to the precinct was reviewed by Academic + Campus Events (ACE) based on COU's 34 hour-per-week (minimum) per classroom benchmark.

Classrooms (Existing Space Need) Fall 2017	CRIM (HR)	CIRHR (HR)	WDW* (HR)	Rotman Commerce (HR)	Total (HR)	HR/ 34 HR WK	Total Need (#)
<u>Classroom:</u>							
510 seat Tiered Lecture Room	0	0	0	2	2	.06	0
240 seat Tiered Lecture Room	9	0	0	1	10	.29	0
120 seat Tiered Lecture Room	18	3	0	0	21	.62	1
80 seat Classroom	4	15	1	47	67	1.97	2
60 seat Classroom	3	0	0	182	185	5.44	6
50 seat Classroom	0	0	3	125	131	3.85	4
35 seat Classroom	14	42	56	0	112	3.29	4
Seminar Rm	4	20	0	0	24	.71	1
TOTAL – Hours:	52	83	60	357	552		18

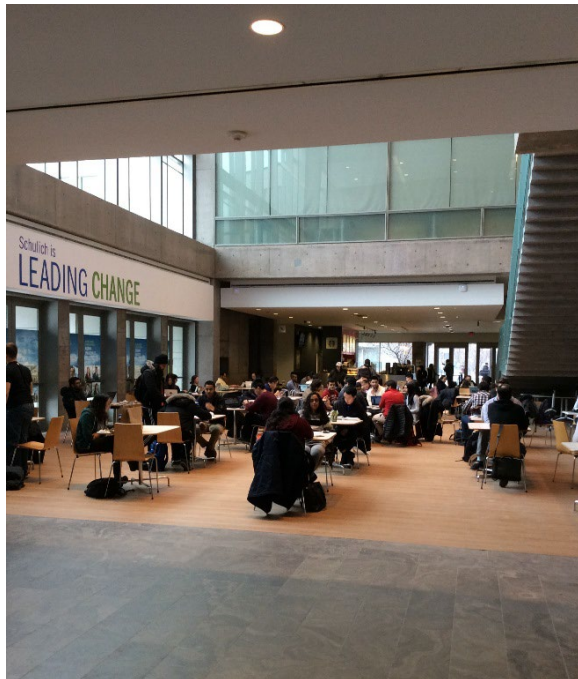
*WDW = Woodsworth; 199, TESOL, ABP are included in the need for 35 Seat Classroom

The table above shows need concentrated in the 35- to 80-seat size. The existing inventory of classrooms includes one 50-seat, one 80-seat flat floor, two 36-seat Active Learning Classrooms, and four 55- to 59-seat 'case style' classrooms in the residence building (321 Bloor St W). Rotman Commerce is the primary user of these case style rooms. Projected future classroom need for the Commerce program, alone, is for at least 11 classrooms, seven more than the existing need shown above.

Project Description

a) Vision Statement

In the fall of 2013 Woodsworth College and two of its partnering Centres (The Centre for Criminology & Sociolegal Studies (CRIM) and The Centre for Industrial Relations and Human Resources (CIRHR)) attended a retreat where a commitment was made to build upon the academic and intellectual synergy of the College and the two EDU-A's. This led to a start of a space review and assessment in the spring of 2015 of all three units and the commitment to bringing the three partners closer together. This has put in motion a fuller review of the Woodsworth College Precinct space allocation and needs.



(left) Precedent Photo for the main level: Schulich School of Business, York University;

(right) Rendering of Student Commons by Kongats Architects

Development across the Woodsworth College precinct will in due time take the form of infill and strategic demolition. This Academic Building will require demolition of the Drill Hall portion of 117/119 St George Street building, the current location of the Kruger Hall event and student space, and the second floor of the Margaret Fletcher Building. Among the constraints/opportunities are the heritage elements of the historic buildings on the site and the much-coveted open spaces. The architectural vision of the project is to conserve the heritage fabric, open space and cohesive nature of its design; this vision is expanded upon under 'Heritage status'. The new building must conserve the cloister-like connection to the courtyard, and step back with appropriate massing.

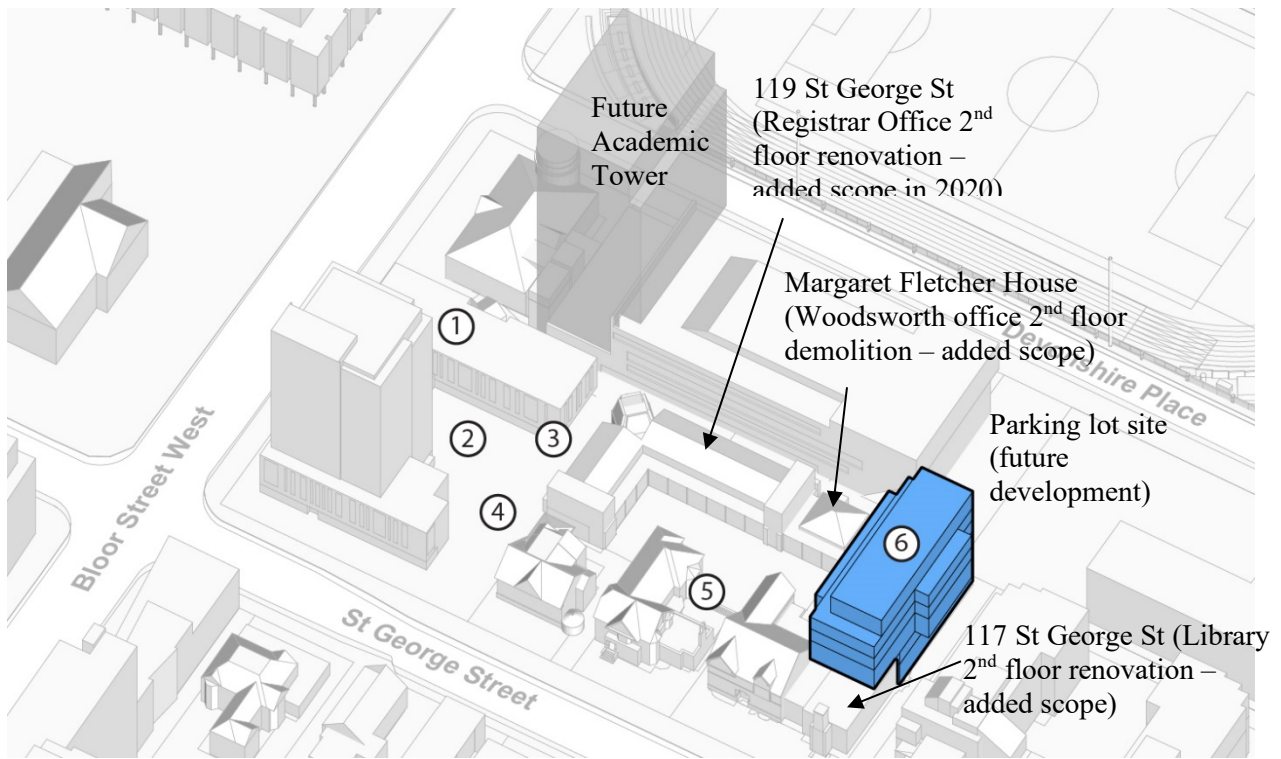
The lower levels of student and event space, in particular the main floor, must feel open, inviting and light-filled. Upper level floors should be designed to take advantage of new views of the courtyard, and along St George Street and minimize visual connection to Innis Residence immediately south of the site.

b) Space Program and Functional Plan

University Planning identified six potential infill sites within the precinct to consider in identifying the site for the new Academic Building. Massing studies considered views, shadow impact, relative building scale and respect for heritage and open space context. These sites and space needs served as a basis for a feasibility study.

Based on the feasibility study findings, Site 6*, the redevelopment of the Drill Hall, was identified as the best location for the new Woodsworth College Academic Building. Other sites reviewed included:

1. Woodsworth Residence (WWR) addition (east) I– 6 storey residence or academic/residence addition
2. WWR Courtyard – 1 storey partial enclosure of the courtyard to provide a student space
3. Link between St George Street and future Academic Tower
4. WWR addition (west)– 8 storeys academic or 12 storey residence
5. WW College Infill – 1-2 storey addition to 121 St George Street; explored as potential location for library expansion
6. *Kruger Hall – 6 storeys building to replace the former Drill Hall



Potential Infill Sites Identified by University Planning for Feasibility Study

Space Program

The space program is 2,399 nasm, or 5,558 gsm at a nasm to gross ratio of 1:2.31. The area includes redevelopment of Site 6, renovation 117 St George Street (1st and 2nd floors) and replacement of Margaret Fletcher House (2nd floor). Renovation of the Registrar's Office, added to the project in 2020, is additional to this area.

Space Program Summary - Site 6 (Kruger Hall)	WDW	CRIM	CIRHR	SHARED	CLASS	FOOD	Total Nasm
1.0 - CLASSROOMS		50			417		467
4.0 - OFFICES	324*	522**					846
5.0 – STUDENT LEARNING COMMONS		119	61	15			195
7.0 - FOOD SERVICE						50	50
11.0 - STUDENT LOUNGE		92		360			452
15.0 - EVENT				345			345
WRITING CENTRE – 117 ST GEORGE ST				44***			44
TOTAL – NASM:	324	783	61	764	417	50	2,399

* 4.0 WDW OFFICES was 103 nasm at the time of Planning, increased in Design to 324 nasm due to Margaret Fletcher House and 117 St George St 2nd floor renovation

* 4.0 CRIM OFFICES was 528 nasm, minor reduction to 522 due to Reception (12 nasm) removed and Small Kitchenette (6 nasm) added.

*** WRITING CENTRE – 117 ST GEORGE ST 44 nasm (4 office) renovation. See Appendix 4: Proposed Building Plans A101

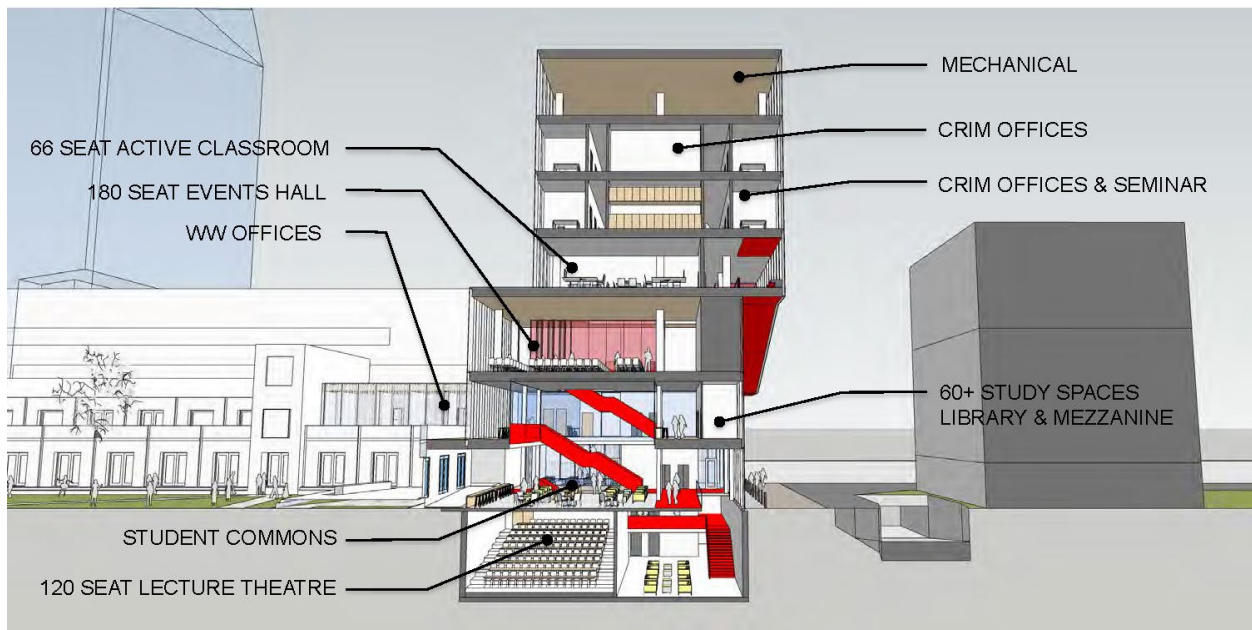
The program includes renovation of two adjoining buildings within the complex, which were not contemplated during the feasibility study stage, however, have been added to the project for their overall benefits to the interconnection of new and existing building fabric. The renovation of the second floor of Margaret Fletcher house allows for a continuous accessible connection between existing and new buildings via a suite of offices for Woodsworth College. Renovation of the first floor Writing Centre (117 St. George Street) area greatly improves the College's main entry, on axis, providing direct access to the Student Learning Commons. Additionally, renovation of the 2nd floor 117 St. George Street into a new library area brings an active use to St. George St. and the laneway, currently occupied by IT offices that will be accommodated in the project's Basement mezzanine in proximity to the 120-seat lecture theatre and elevators. See Appendix 4: Proposed Building Plans A102

Renovation of the 2nd floor Registrar's Office was added to the scope in 2020. The project focuses on three main areas: Registrar's Office and Waiting Area - WW220A/220K/220B; Kitchen and Photocopy Room WW226/WW229; Corridor Floor Upgrade WW219K, 221K and 236K. This will address AODA deficiencies and provide a more welcoming and practical solution for students seeking academic advising from the Registrar staff. This renovation (91 nasm or 179 sm including corridors) is additional to the 2,399 nasm project area above.

Functional plan:

- L6 Criminology Offices
- L5 Criminology Offices
- L4 66-seat Active Learning Classroom and Student Space
- L3 180-seat Event Space
- L2 Student Commons mezzanine including 117 St George St. renovation)/Woodsworth Offices (Margaret Fletcher House renovation), Registrar's Office (renovation)
- L1 Student Commons/Writing Centre (117 St George St. renovation)
- B Classroom access and IT Offices (relocated from 117 St George L2)
- B1 120-seat Lecture Room and Student Space

The project is 6 storeys above grade, plus mechanical penthouse, and basement levels.



NS Section (red illustrates circulation) by Kongats Architects

Criminology

The total space program dedicated to Criminology is 783 nasm as compared to 689 nasm currently. In addition, the Department will have access to student and event space identified as 'Shared' and ACE classroom space, and student club/journal space located in the basement level of Woodsworth College.

Offices

Criminology requires 23 offices and workstations to accommodate existing faculty and staff and projected growth. In addition, 14 graduate student offices, and 1 research space should be adjacent to faculty, embedded within the office suite. Graduate offices accommodate PhD's and Junior Fellows, anticipating two per office. The space program includes 522 nasm of offices and support space (COU Cat. 4). A 25-seat seminar room (50 nasm) dedicated to CRIM is included as part of the suite to facilitate meetings.

A communicating stair between the two floors (Level 5 and 6) was requested by the Department to best address the desire for collocation of all offices within the constrained site. Woodsworth College staff, to be located on Level 2, will have access to the kitchenette and staff lounge.

Student Space

The space program includes a Student Learning Commons including a CRIM/CIRHR resource library, located prominently within the precinct, yet acoustically separated from more active student spaces. This program element is located on the 2nd level of 117 St. George Street. The resource library's total area is 195 nasm, of which 119 nasm is dedicated to CRIM. Graduate students will have access to the staff lounge located within the office suite, as well as a dedicated lounge/study room (60 nasm) and bookable TA/Group Study Rooms (32 nasm).

Criminology Space Program

Criminology (Proposed Program)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Offices:</u>				
Director Office	1	18	18	4.1
Faculty Offices (private)	9	11	99	4.1
Faculty Offices (shared – 2 per)	3	11	33	4.1
Faculty Office (hotelling – 2 per)	2	10	20	4.1
Research Office (shared – 3 per)	1	18	18	4.2
Research/Data Storage	1	10	10	4.2
Graduate Student Offices (shared – 2 per)	14	10	140	4.3
Support Admin. Offices (private)	4	10	40	4.4
<u>Office Support:</u>				
Kitchenette	1	10	10	4.5
Small Kitchenette*	1	6	6	4.5
Faculty Office Meeting	3	11	33	4.5
Staff Lounge/Meeting Room	1	50	50	4.5
Photocopier/Mail Room	1	15	15	4.5
Photocopier	1	5	5	4.5
Supply Room	1	15	15	4.5
File Storage	1	10	10	4.5
Subtotal – OFFICE SPACE:	45		522	4.0

* a second smaller Kitchenette (6 nasm) added during Design; the Reception area (12 nasm) was deleted.

Criminology (Proposed Program - continued)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Classroom:</u>				
25-30 seat Seminar Rm	1	50	50	1.2
<u>Student Learning Commons (upper level):</u>				
Resources	1	80	80	5.1
Librarian Office	1	11	11	5.2
Quiet Study	1	28	28	5.4
See also Shared Space				5
<u>Student Space:</u>				
Grad Student Lounge/Computer Study Area	1	60	60	11.1
Study Room/TA meeting	2	16	32	11.1
TOTAL – CRIM:	52		783	

Criminology's current on-site collection space is 125 nasm, which will be reduced by ~ one third (80 nasm) to prioritise student study space.

Woodsworth

Offices

Woodsworth has identified a need for 6 new faculty offices and 5 administrative offices based on growth projections. A committee at the College reviewed the appropriate re-organization and clustering of faculty and staff within their existing space. The new office suite is planned for 8FTE staff plus some hotelling/work-study space. A potential candidate group is the Dean of Students Office and/or other staff in a student service role currently located in the east wing of the College.

Woodsworth College Space Program

Woodsworth (Proposed Office Program -Planned for Growth)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Offices:</u>				
Director Office	1	18	18	4.4
Admin. Offices (private)	7	11	77	4.4
Hotelling	1	10	10	4.4
<u>Office Support:</u>				
Photocopier (removed)				
Mail Room	1	20	20	4.5
Woodsworth will also have access to CRIM Kitchenette + Lounge				
Subtotal – OFFICE SPACE (Planned for Growth):	10		125	4.0

Woodsworth (Proposed Office Program – Added during Design*)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Offices:</u>				
Woodsworth Offices (secondary effect of Margaret Fletcher House reno/demo); larger offices to accommodate meeting table	4	14	56	4.4
IT Offices (secondary effect of 117 St. George 2 nd floor reno)	4	11	44	4.4
Arts & Science Offices (based on available space)	7	11	77	4.0
<u>Office Support:</u>				
IT Storage	1	22	22	4.5
Subtotal – OFFICE SPACE (Added during Design*):	16		199	4.0
<u>Student and Event Space:</u>				
See Shared Space				11, 15
TOTAL – WOODSWORTH:	26		324	

* increased in Design to 324 nasm due to secondary effects: Margaret Fletcher House and 117 St George St 2nd floor renovation

Centre for Industrial Relations and Human Resources (CIRHR)

Offices

The Centre for Industrial Relations and Human Resources has identified an expanded office need for 1 additional faculty, 1 administrative staff, 1 researcher and 3 graduate students. These offices and workstations will be accommodated at 121 St. George Street. Relocation of library function to the new building will allow CIRHR to accommodate this future office need.

Student Space

The space program includes a Student Learning Commons including CRIM/CIRHR librarian offices. The mezzanine's total area is 195 nasm, of which 61 nasm is dedicated to CIRHR. Basement level stacks will remain in the basement of 121 St. George Street in addition to the 30 nasm area for collections proposed in the new building.

The existing main floor library space will continue to be used by graduate students as study and lounge space.

Centre for Industrial Relations and Human Resources Space Program

CIRHR (Proposed Program)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Student Learning Commons (mezzanine):</u>				
Resources	1	30	30	5.1
Librarian Office	1	11	11	5.2
Quiet Study	1	20	20	5.4
See also Shared Space				5
<u>Student and Event Space:</u>				
See Shared Space				11, 15
TOTAL – CIRHR:	3		61	

Shared Space:

Kruger Hall (272 nasm) is prorated in the University's space inventory as student lounge space (190 nasm or 70%) and event space (82 nasm or 30%). Furthermore, Woodsworth College and Rotman Commerce currently share the space at a rate of 50/50 by time. Bookings by both groups have continued to increase, resulting in a shortage of informal student space at the College. It has been expressed by both the College and by Commerce that, after a decade-long sharing arrangement, each would ideally like a dedicated space in future.

Criminology's presence will increase demand for event space and other smaller spaces, as the program offers a steady stream of policy outreach through events and lectures.

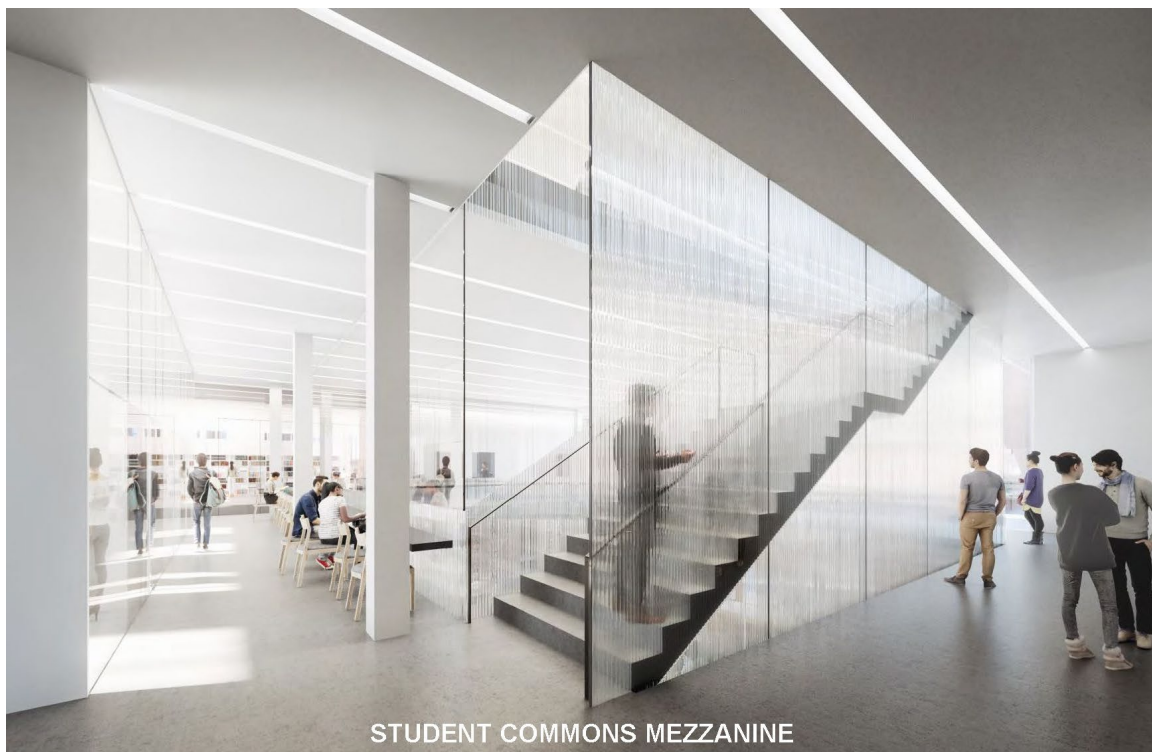
The third floor Event space (bookable by staff and students) will also be available outside bookings as study and lounge space. Conversely, the first floor Student Learning Commons should be equipped with

AV, loose furnishings, and screens separating circulation space from the main student space to allow for events. At the basement level, an open area is proposed adjacent to the 120-seat classroom to serve many functions; it will be equipped with continuous bench seating and lounge furniture for day-to-day student activity; a storage room collocated with the space will store furniture to accommodate other functions such as poster sessions and receptions that may take advantage of the proximity of the large lecture space. Basement level B1 has a floor-to-floor depth of 6m; a mezzanine level bridge-connection should be included in the design to link the existing basement space at 119 St George St with the new building, providing direct elevator access to the College's existing inaccessible student office and club space.

Additional dedicated study and lounge space is included in the program.

SHARED (Proposed Program)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Student Learning Commons (2nd floor/mezzanine):</u>				
Circulation Desk See also CRIM and CIRHR	1	15	15	5.3 5
<u>Student Space:</u>				
Student Study (carrels – main floor)	1	20	20	11.1
TA Meeting Rooms (second floor)	2	7.5	15	11.1
Student Multi-purpose/Open Space (adjacent to 120-seat classroom)	1	75	75	11.2
Student Learning Commons (main floor)	1	180	180	11.2
Study Lounge/Study (main floor)	1	60	60	11.2
Study Lounge/Study (second floor)	1	10	10	11.2
See also CRIM				11
Subtotal – Student Space:	7		360	11.0
<u>Event Space:</u>				
Event Space	1	240	240	15.1
Event Lobby	1	80	80	15.1
Furniture Storage	1	15	15	15.1
Kitchen	1	10	10	15.1
Subtotal – Event Space:	4		345	15.0
<u>Writing Centre:</u>				
Office	4	11	44	12.3
Subtotal – Writing Centre:	4		44	12.0
TOTAL – SHARED:	15		764	

FOOD SERVICE (Proposed Program)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Food Service:</u>				
Café (Second Cup – to replace existing)	1	50	50	7.1
TOTAL – FOOD:	1		50	7.0



(top) Rendering of Student Commons (Library) renovation of 117 St. George St (2nd floor) by Kongats Architects

(bottom) Rendering of Student Commons Mezzanine (2nd floor) and Feature Stair by Kongats Architects

Classrooms:

There are currently one 50-seat, one 80-seat flat floor, and two 36-seat Active Learning Classrooms at Woodsworth College used primarily by Faculty of Arts & Science (Woodsworth, CIRHR, Rotman Commerce, and others). The proposed site provides a floor area of ~ 585 gsm, sufficient for a 120-seat classroom. A basement level is gained through demolition of the single level building to begin to address a precinct- and sector-wide need.

The space program adds one 66-seat and one 120-seat room.

The 66-seat room will be configured in active format to address faculty’s growing use of Active Learning pedagogy. This room should be designed to include continuous white boards, AV projection or flat screens, and U of T teaching stations; and planned with 6 students per table, each table having a hard-wired connection (laptop and microphone) and projection capability. Projection on whiteboard is preferred over flat screen so that students can write or draw over projected images. Furthermore, continuous whiteboard provides greatest flexibility for courses where AV is not fully utilized. Outside classroom booking, active learning space could be used for group study.

The lecture space, 120-seat will satisfy CRIM’s largest section size. The lecture space in the new Law Building serves as a good precedent for this space.

Arts & Science will operate classrooms these rooms, with the potential for Academic + Campus Events to operate in future based on demand. For example, when ACE classroom replacement is a secondary effect on other Arts and Science capital project (such as Sid Smith).

Needs identified by Woodsworth, CIRHR and Criminology has been reviewed and verified by Academic + Campus Events as described on page 20.

Classrooms (Proposed Program)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Classroom:</u>				
120 seat Tiered Lecture Room	1	200	200	1.1
66 seat Active Learning Classroom	1	187	187	1.2
Furniture Storage Rm	1	30	30	1.3
See also CRIM				1.0
TOTAL – Classrooms:	3		417	

Non-assignable space

Included in the building project are non-assignable elements that are not specifically described in the Space Program, but are part of the architect's responsibility for design.

Non-assignable space includes: corridors, stairs, mechanical stacks etc. These areas are captured in the gross up factor of 2.31. Specific requirements include:

- Corridors, stairs, ramps, and public circulation space
- Garbage room & recycle room
- Security closet, stacked with the data closets to use the same floor plate opening.
- Data & communication closets: possibly combined with electrical closets
- Mechanical and Electrical rooms
- Caretaking facilities
- Washrooms: The provision of public washrooms must meet or exceed minimum code requirements and should include an accessible stall, sink, and mirror in gendered washrooms and in separate universal washrooms. Universal washrooms must comply with current AODA standards. A combination of gender-neutral and gendered washrooms are included in the building.
- Elevators: 2 elevators are proposed in the new building to access all levels

Refer to Building Characteristics and Massing (page 32) for gsm by floor.

c) Building Considerations

Standards of construction

New construction should respond in a contemporary way to the existing context. The 1992 project (KPMB Architects) of red brick, limestone and granite successfully integrates with the heritage residences along St George Street. A combination of structural glazed curtain wall and high-performance aluminum framed glass curtain wall with spandrel panels at upper levels, and solid cladding areas (southern façade) clad in masonry or precast veneer are proposed for the New Woodsworth College Academic Building.



Woodsworth College, Photo Credit: KPMB Architects

Description of the Woodsworth College project:

“In a gesture of commitment to quality in design and materials, more than half of the construction cost was provided through a self-imposed student levy. To meet the needs of the College and its growing student body, the project transforms three existing structures – a Victorian residence, a 1947 Drill Hall and an Officer’s Mess – into one cohesive complex. Quadrangle and cloister, traditional spatial forms associated with collegiate architecture, are reinterpreted in a new L-shaped building that connects old and new structures to define an outdoor court. The scale and proportion of the new additions relate to the surrounding context of urban and campus buildings.

As a reflection of the permanence of the institution and its goals, and in an effort to bring Woodsworth to a position of parity with the University of Toronto’s older colleges, an emphasis is placed on enduring value, material quality and craftsmanship. The new additions are distinguished by a material palette of red brick, Quebec granite and limestone, with subtle references to traditional collegiate architecture in the handcrafted details of steel and wood elements.” *Source: KPMB website. Accolades include: 1993 Ontario Association of Architects Award of Excellence; 1993 Toronto Masonry Promotion Fund Design Award; 1993 American Institute of Architects, Brick in Architecture Award; 1993 Toronto Historical Board, Certificate of Commendation; 1993 Toronto Urban Design Awards, Special Recognition Award, Jury’s Selection; and the 1992 Governor General’s Award.*

Building characteristics and massing

Floor-to-Floor

		EXISTING GSM	DEMO GSM	NEW GSM	RENO GSM	TOTAL PROJECT GSM		
33 m above grade		5,350.19	94	5,055	503	5,558	TOTALGSM	
5m				509		509	mechanical	
4.2m	L6			550		550	office	
4.2m	L5			604		604	office	
4.2m	L4			621		621	classroom	
6m	L3	548.05		622		622	event	
4.7m	L2*	1,320.65	94	641	205	846	library/office	Creates new interior connection
4.7m	L1	2,269.25	670	585	298	883	student	Maintains existing interior connections
	B1	1,212.24		486	0	486	office	
6	B2			437	0	437	classroom	

*The Registrar's Office renovation (179 sm), added scope in 2020, is excluded from the L2 area above.

The building maximizes the site, building out its full footprint of ~585 gsm, while responding sensitively to its context. This floorplate dimension carries through levels B1 to L3. Conservation of the 'cloister' at the courtyard edge (108 gsm footprint) provides a step back of the new structure. Further, Levels 4-6 step back on the courtyard side to respect scale and minimize shadow.

Accessibility

New or redeveloped exterior, and some interior (i.e. service counters, fixed queuing guides, and waiting areas), public space, must comply with Part IV.1, Design of Public Spaces Standards (Accessibility Standards for the Built Environment, Integrated Accessibility Standards of the Integrated Accessibility Standards, O.Reg. 191/11, <http://aoda.hrandequity.utoronto.ca/buildings/>). This would include approaches to new buildings. Maintenance, environmental mitigation, or environmental restoration is excluded from this requirement.

Public space projects affecting exterior paths of travel, recreational trails, outdoor play spaces, or accessible on-street parking must include consultation with the public and persons with disabilities pursuant to aforementioned standards.

For additional information contact the University of Toronto's AODA Office.
<http://aoda.hrandequity.utoronto.ca/>

Personal safety and security

The building will conform to University of Toronto standards on building security. It will be used extensively by students, faculty and staff, and open on weekdays between 8am and 10pm. Access must be coded so that staff, faculty and graduate student can enter the building 24 hours. Elevators and stairs to upper floors (level 3 to 5) would be time controlled/FOB access after hours. Criminology and CIRHR graduate students would have FOB access to the library stacks/study areas on the mezzanine.

Servicing (including garbage and recycling, deliveries)

Vehicular access to the service bay at the Goldring Centre is off Devonshire Place for garbage, recycling and deliveries. The at-grade service facility is shared by the Goldring Centre, 315 Bloor Street West, the College and Residence buildings, as well as the future Academic Tower. Direct access (standard single or double doors) should be provided off the laneway to the east or south for goods that will be delivered by cart from the service facility.

Elevators

Two elevators will serve 9 levels (7 above, and 2 below grade). A feature stair will be prominently located and also articulated in the exterior building facade. The stair is expected to reduce use of the elevators.

An additional elevator is proposed in the existing building to connect to the basement level to make accessible current student office and club space.

Acoustics

Particular attention was paid toward provision of quiet study within an otherwise vibrant space on the first and second levels.

Noise separation between office space and event space on level 3, and between the classroom floor and event space directly above is paramount.

Acoustic isolation between offices and other spaces is desirable, particularly for faculty and staff discussing confidential matters.

Sustainability design and energy conservation

U of T's sustainability requirements were as follows at the time design consultants were hired:

The U of T Policy Statement of Energy Efficiency (Policy) requirements for new buildings, effective January 1, 2018, updated with the April 1, 2019 Energy Performance & Modelling Standard require that all new buildings shall have an energy use index at a minimum, 40% better than that calculated using ASHRAE 90.1 – 2013, Appendix G "Performance Rating Method". In addition, the Project Consultant

Team shall present energy modelling in conformance with the April 1, 2019 Standard for consideration by the U of T Implementation Committee.

ASHRAE provides Standards for all components within buildings – HVAC, windows, lighting, modeling, envelope, ventilation and reviewed by industry experts. It allows for prescriptive and performance based compliance paths to meet the minimum energy use. Toronto Green Development Standards (TGDS), OBC** and LEED use ASHRAE 90.1 to define energy efficiency targets. Consultants shall submit to U of T for approval the benchmark building used for energy modelling.

Building energy performance modeling during the design of a new building shall serve several purposes. The primary objective is to inform design decisions in a way that guides the designs toward the University's goals of sustainable energy efficiency, reduced carbon footprint and optimal long-term building performance and comfort of its occupants. It is recognized that the detail and resolution of the performance assessment through modeling will refine as the design progresses from concept through design development to tendering and then on-going measurement and verification.

Energy modeling coupled with Life Cycle Cost Analyses (LCA) will serve as tools throughout design to evaluate design options and make appropriate choices that support the University of Toronto's pursuit of sustainable reduced energy use and lower carbon footprint with long term comfort.

At each design phase model submission, the consultant team will be expected to submit the energy model with EUI (Energy Use Intensity) metrics to test the energy performance for alignment with U of T Policy and standards. See Appendix 5 for U of T's Energy Modeling Guidelines.

Integration of environmentally sustainable principles into buildings, transportation options and landscapes, across all categories (materials, indoor air quality, water use and waste reduction) in addition to energy, is a high priority for the University. In accordance with City criteria, all new buildings shall be designed to meet the Toronto Green Development Standard Version 3, Tier 1, at a minimum with design and costing options to be provided to the U of T Implementation committee to achieve at TGS Tier 2 rating.

City of Toronto Green Roof Bylaw No. 583-2009, Chapter 492 provides green roof requirements.

As with recent building projects at the University this project should be designed and constructed to a minimum LEED® Silver level, however the project is not anticipated to be certified LEED.

The potential for photovoltaic solar panels – either integrated within the façade or located on the roof - is to be a consideration of the sustainability strategy of the building design and operation. Ground source wells under the building for thermal energy storage are also to be considered. The wells would be used to store recovered heat from the chillers in the summer and use the low grade heat in the winter in conjunction with the Sofame water. The project will include measures to achieve a net zero carbon rating.

In summary, sustainable strategies to be considered during the design phase include:

- Heat recovery systems
- Low flow and water efficient fixtures
- Grey water re-use
- Durable, low VOC and renewable or recycled content materials
- Natural Ventilation
- Super-Insulated low albedo or green roofing
- LED light fixtures

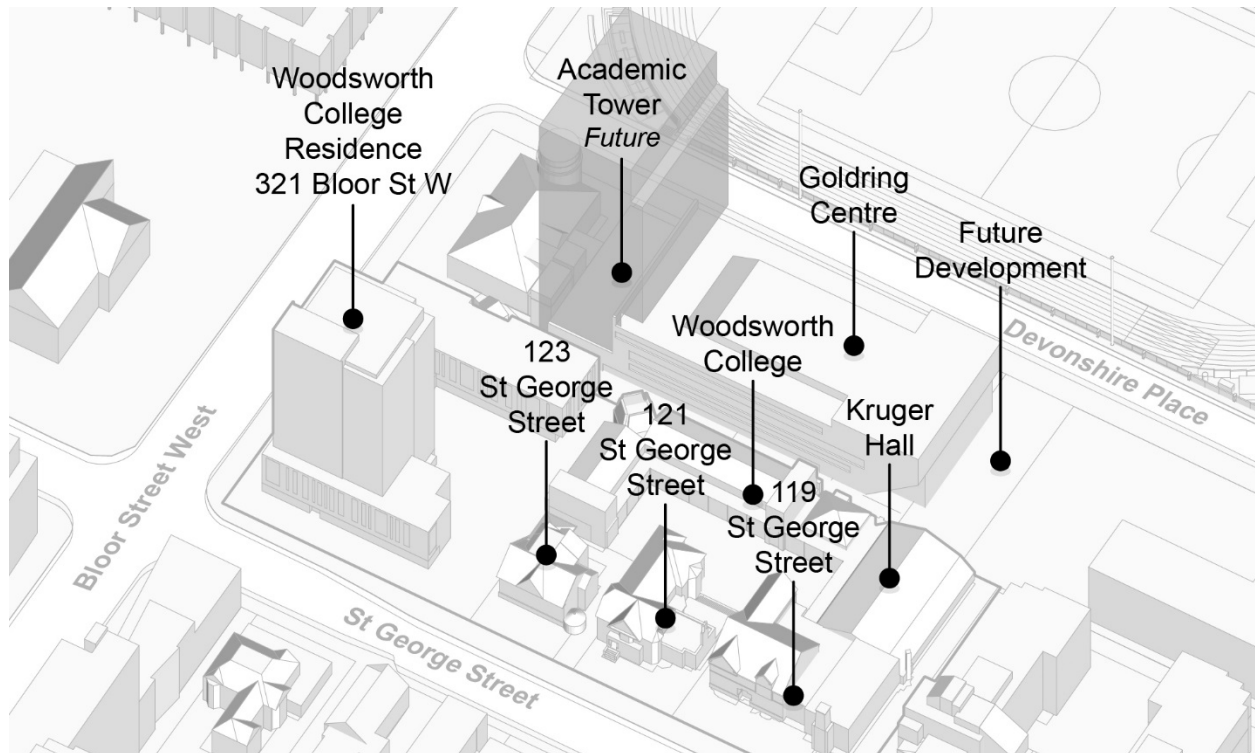
- Solar shading
- High performance building envelope
- Mass Timber Structure
- Building systems performance monitoring
- Photovoltaics
- Ground source heating & cooling
- Localized electric domestic hot water

In April 2019, 40% better than ASHRAE came into effect for projects in process. The project will be one of the first to meet this new standard.

d) Site Considerations

Site context

Proposed new construction respects the College's existing composition of heritage architecture and coveted courtyard. This project requires full demolition of the Kruger Hall/Drill Hall portion of 117/119 St George Street shown below (next page).

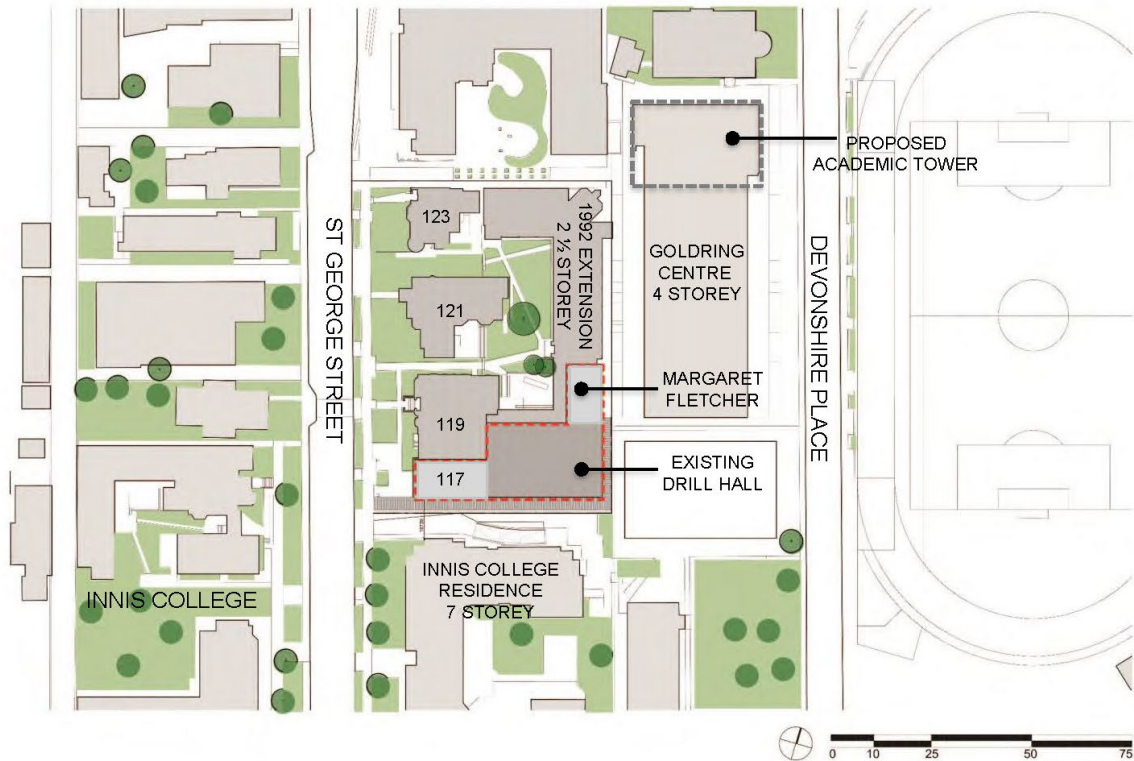


Existing Buildings

- Prior to 1992, the entire College building consisted of the single house at 119 St. George St. The building was acquired by the University in 1965 from the Canadian Officers Training Corps (COTC).

- In 1992, the “new” wing of the College was opened adding significant office, classroom and courtyard space. Designed by KPMB Architects with Barton Myers Associates, the new space integrated two old house sections and a Drill Hall.
- In 2004, the first and only residence for the College opened at the corner of St. George and Bloor Streets. The Residence is immediately north of the College.
- In 2009, the Drill Hall, which has been used primarily as the U of T exam centre, was acquired by the College and converted into Kruger Hall Commons. KHC is used jointly by the College and Rotman Commerce as student space and bookable for events.
- In 2014, the College acquired additional space on the 3rd floor of the old house at 123 St. George St (Woodsworth Annex), completing the precinct. The building, including the seminar room, is co-occupied with the Transitional Year Program.

The image above also includes a future Academic Tower (an addition to the north end of the Goldring Centre) and potential future development south of the Goldring Centre on the parking lot site. The design should therefore anticipate limited views to/from Devonshire Place. Views and expression of the building along the laneway are to be considered.



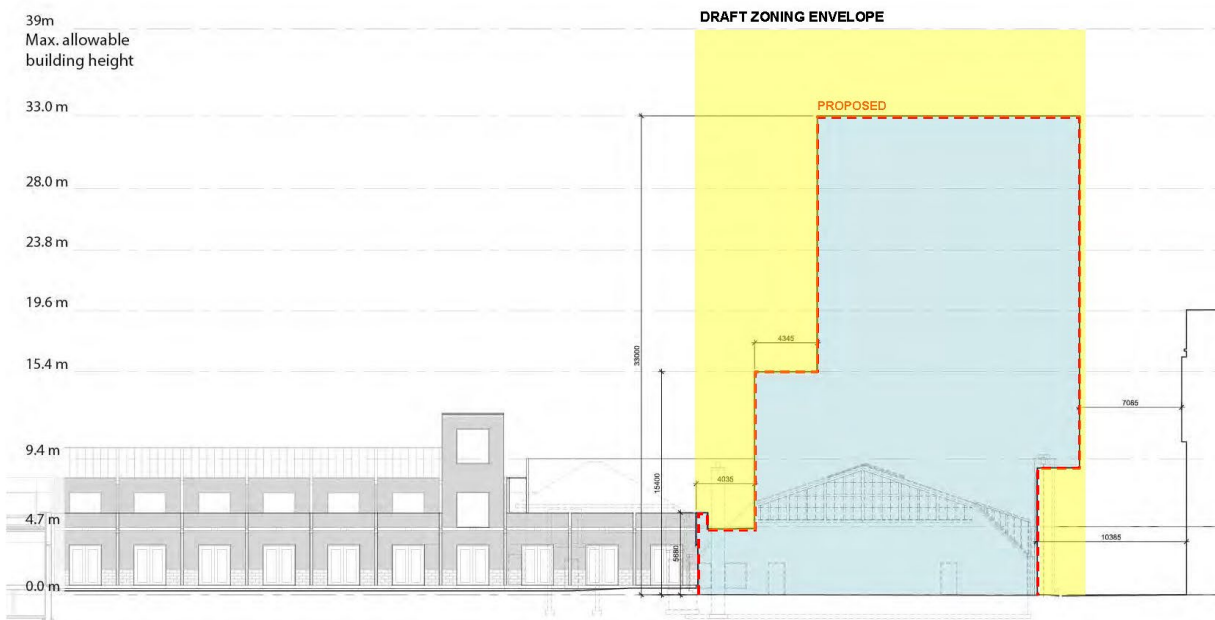
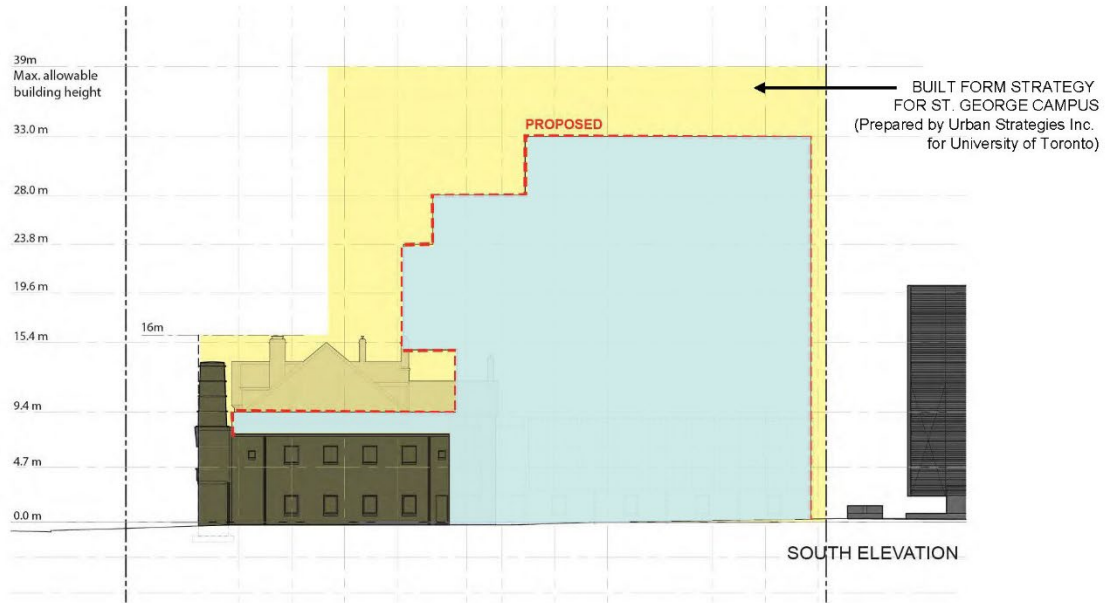
Site Plan by Kongats Architects identifying Project Area: Existing Drill Hall and expanded scope: 117 St George St Renovation, and Margaret Fletcher House 2nd floor Renovation

Master Plan

In September 2016 the University submitted an application to the City to amend the Official Plan, to adopt a new Secondary Plan for the St George Campus Area. The Secondary Plan application, which includes numerous supporting documents and studies, and draft Urban Design Guidelines was resubmitted in February 2018 in response to City feedback. City review is in process, with it anticipated before Council in early 2021. The Plan will replace the existing 1997 University of Toronto Secondary Plan. The Secondary Plan and Urban Design Guidelines reflect and build upon the objectives and vision of the 2011 Master Plan.

Zoning regulations

The draft Urban Design guidelines identify on this project site a height of 39 m (current height permitted is 18m) with a deep setback along St George Street. The project has been submitted to the City for rezoning, with a proposed height of 33m including mechanical penthouse.



33m height compared to 39 m proposed draft Urban Design Guidelines;
 sections above illustrate (top) setback from St. George Street and (bottom) stepping back from courtyard

Landscape and open space requirements

The proposed massing on Site 6 (Kruger Hall) sets back and steps back in response to the existing courtyard and scale of surrounding context. The open space and trees within the courtyard are conserved in their entirety. The landscape scope includes a new pedestrian pathway along the south and accessible green roofs with secure access to provide additional amenity to the College.



Event Floor Plan showing Accessible Green Roofs (controlled access) by Kongats Architects

Heritage status

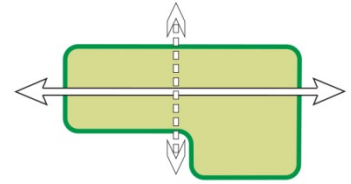
ERA Architects has prepared a Cultural Heritage Resource Assessment (2018) of the campus, as a supporting document to the University’s application to amend the Official Plan, to adopt a new Secondary Plan for the St George Campus Area.

The Assessment looks at the campus through the lens of Character Areas and Sub-Areas. Woodsworth is located within the St George Infill Sub-Area of the North Campus. Characterised on page 247 of this document, “In spite of [St George] Street’s shift in function and identity over the 20th century, the section within this Character Area has continued to be defined by forms and patterns of the late 19th century residential streetscape”.

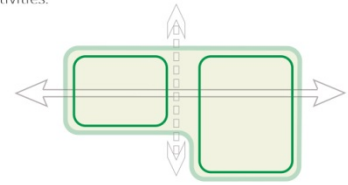
117/119, 121 and 123 St George, are listed on the City of Toronto’s Heritage Register. As such, redevelopment of Kruger Hall will require careful integration with the current Woodsworth College complex.

The buildings that comprise Woodsworth College are heritage-listed, exemplary of the character of this area (conservation of, and respect for historic mansion lots through appropriate placement, scale and rhythm of new structures).

Character Areas
are broad patterns of development resulting in definable urban landscapes of built and natural features, patterns of circulation and uses.



Sub-Areas
reflect broader Character Area patterns, but are shaped by specific institutions, events and activities.



View from St George Street (building mass set back from heritage houses); Rendering by Kongats Architects

On September 16th, 2020, the Toronto and East York Community Council (TEYCC) adopted the proposal, intention to designate 117 St George Street and enter into a Heritage Easement Agreement, as recommended by the Toronto Heritage Preservation Board August 27th, 2020. This item will be included for considerations at the September 30th, 2020 City Council agenda.

Soil conditions

Environmental Site Assessment (ESA) I and II, and Hydrogeological reports have been prepared as part of the municipal review of the development proposal.

Demolition of existing structures

The Drill Hall structure (~670 gsm) will be demolished to accommodate the space program. The site's capacity is to be maximised by extending six storeys above grade, and two storeys below (as compared to a single volume with mezzanine, and no basement). The cloister structure located at the courtyard's south perimeter will be maintained.

The second floor of the Margaret Fletcher Building will also be demolished to allow a continuous accessible connection between the existing and new buildings at this level.

Site access – during construction

Construction will require access from Devonshire Place via the parking lot site to the east of the site. While the Drill Hall building is located on a laneway, the parking lot and Devonshire Place will be required for construction staging. Depending on vehicle size and/or frequency of trips to site, the lane, with a direct connection to St George Street, may serve to supplement Devonshire access. The lane connecting St. George with Devonshire cannot be used for heavy load access due to the Innis Residence parking garage entry ramp.

Considerations related to the laneway access are:

- currently serves Rotman School, the Newman Centre, St. Thomas Aquinas Church, Massey College, St. Hilda's College Residence (Trinity), Innis College Residence;
- the St George Street below grade parking structure exits parallel to the lane at the north end.
- runs north-south, one-way traffic heading north, with a connection to St. George Street at the south and north end
- clearance is limited to 4m at the Rotman building driveway. Larger trucks would require access off St. George Street, travelling in the opposite direction of traffic flow.

e) Campus Infrastructure Considerations

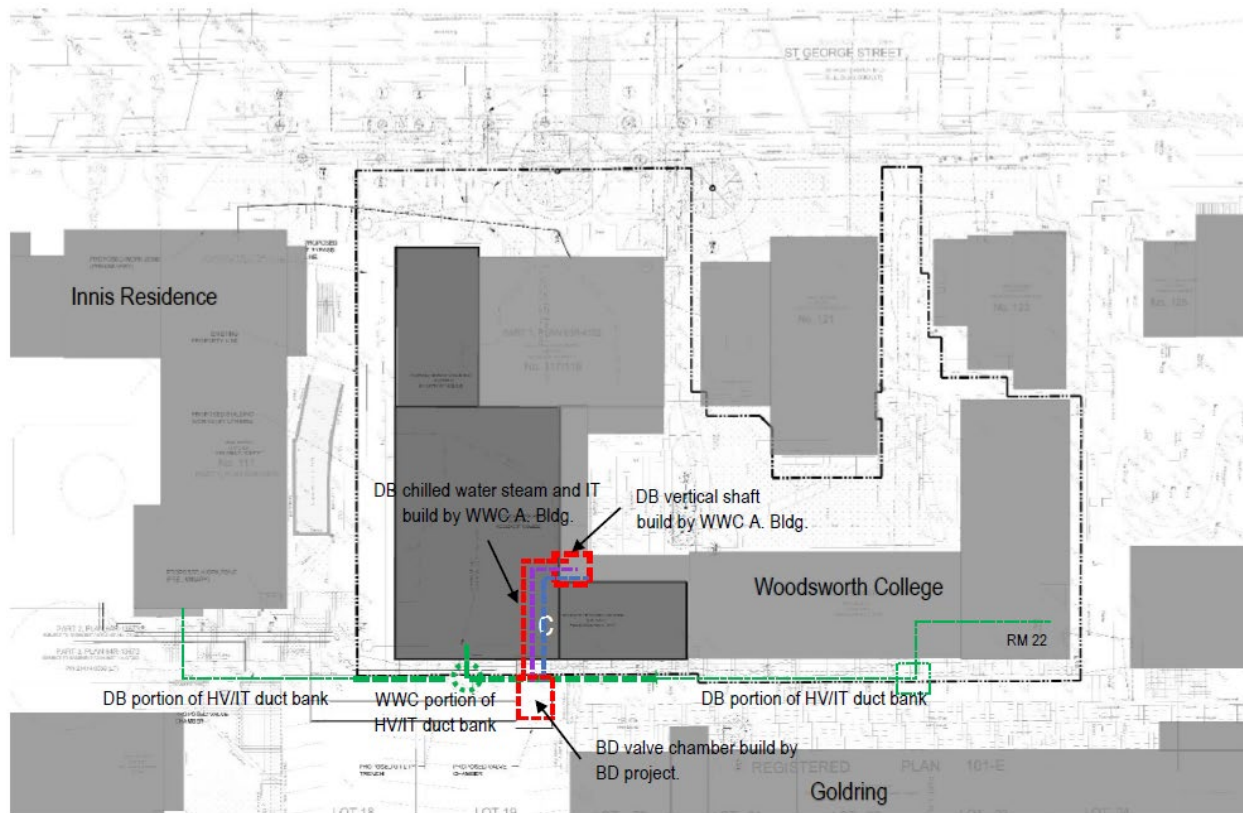
Utilities (electrical, water, gas, steam lines)

Bloor Devonshire Infrastructure project (BD) will be responsible for providing steam, chilled water, high voltage and IT backbones to Woodsworth Academic Building (WWC), Goldring Academic Tower and Rotman Commerce. However, due to either the location, constructability or scope type,

there are some components of the Bloor Devonshire Infrastructure project that will be constructed through the Woodsworth Academic Building project and therefore included in overall project cost, described as follows:

High Voltage and IT duct bank + manhole

A portion of the HV/IT duct bank required as part of the BD project will be constructed and paid by WWC project under the premises that WWC needed to bring HV to the new construction as part of their main construction cost. The duct bank portion constructed by WWC will run north-south immediately east of the new built area. See diagram below. WWC project will also pay for the full length of HV cable running inside the duct bank from electrical room 22 to the entry point of the main switch gear at the new building. IT backbone cable running inside the duct bank will be paid by BD project.



Vertical Shaft and Steam, Chilled Water feed and IT conduit for backbone feeds

BD utilities (steam, chilled water lines and IT conduit for back bone) will be routed through WWC Academic Building. Services will be entering at basement level 2 (B2) and will travel through the new mechanical room at this level up a new vertical mechanical shaft that will connect B2 level with the existing tunnel at B1 level. Due to the location of the vertical shaft, WWC project will be constructing the shaft. WWC project will also install the chilled water, steam lines and IT conduit for back bone feed from the valve chamber through the new mechanical room, up the vertical service shaft into the designated tunnel entry point. These service lines will have valve at both ends of the described run and WWC will be in charge of commissioning this section of the utilities services only.

Overall commissioning for the all utilities servicing various buildings other than WWC will be done by BD project. See diagram below for clarity on WWC scope. The cost for all Vertical Shaft, Steam, Chilled water and IT conduit for back bone components about will be shared by stakeholders receiving services from BD project. An agreement document between all parties will be drafted by Project Development, UPDC and distributed for review and comments prior to finalizing the agreement.

Chilled Water Feed

With the information currently at hand, it is believed that the chilled water lines will not be ready on time to supply WWC Academic building. WWC project has allocated provisions to modify and supplement Woodsworth existing chilled water in the event that chilled water lines are indeed not ready at the time of project completion.

Bicycle parking

The University of Toronto has its own bicycle parking requirement, a site-specific exemption Zoning By-Law 438-86, which requires a minimum 850 spaces on campus. The St. George campus's bicycle parking count far exceeds the 850 minimum required by bylaw (approximately 137 long term spaces 137 and 3,150 short term: 3,150).

There are 17 existing spaces along St George Street to remain (12 in front of 117/119 St George St and 5 in front of 123 St George St). 67 bicycle spaces are also available to the immediate south in this project site within the 107 St. George parking garage.

Three additional bicycle parking spaces are proposed between 121 and 123 St George St.

Impact on other projects in sector

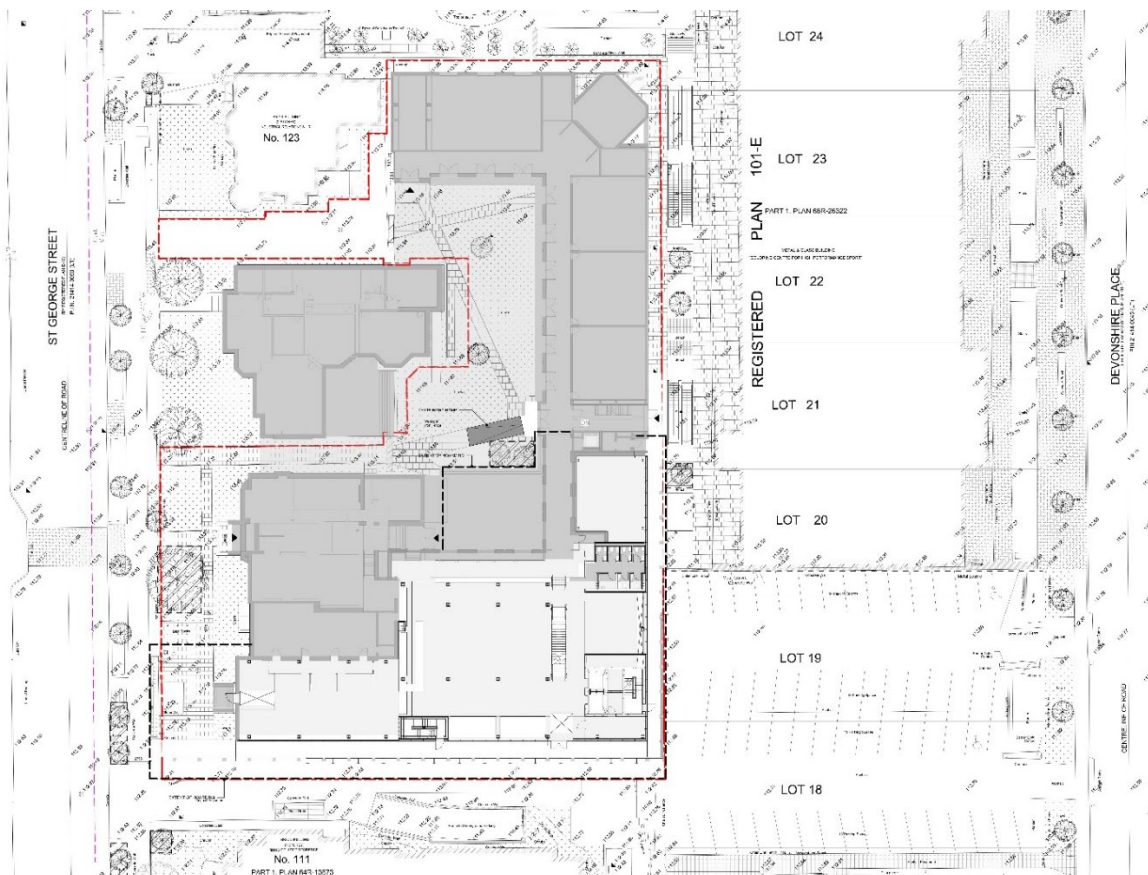
Construction of the Academic Tower project as well as Trinity's student residence project south of Varsity Stadium are expected to overlap with construction timing of this project. Closure of Devonshire Place during construction will be required for access and staging for all three projects. This municipal street was closed during the construction of Goldring Centre resulting in negligible traffic impacts. Furthermore, the street is identified as a potential shared street as part of the Draft University of Toronto St. George Campus Secondary Plan amendment, supported by a Transportation Study prepared by LEA Consulting Ltd. recommending that full or partial closure of the street could be appropriate with negligible impact to traffic volumes in the area.

Also, of note, future development of the parking lot south of Goldring will also rely on construction access from Devonshire Place; construction on this site will need to follow completion of the New Woodsworth College Academic Building.

f) Secondary Effects

The College precinct (117/119, 121, 123 St George Street, and Innis College residence building) as well as adjacent buildings will be fully occupied during construction. Noise, dust, and vibrations should be minimised in the approach to construction.

- Loss of event space during construction:
The current space is booked by both Woodworth College and Rotman Commerce. At this time, due to COVID, all events are being held remotely. To anticipate future need during construction, renovation of University College's Laidlaw wing is proposed with a scheduled competition date of March 2021.
- Temporary loss of surface parking on the parking lot site south of Goldring (Lot 18/19 shown on page 32) for construction staging and access
- Closure of Devonshire Place for construction access
- Coordination with Facilities & Services plans to relocate servicing below the walkway along the east of the site (Devonshire Infrastructure Update):
Existing below-grade utilities run N-S directly below the project site and east wing of the College. Facilities & Services intends to relocate these services directly below the pathway between the College and Goldring Centre. This plan, which pre-exists the development proposal, will be coordinated with the project's construction timeline. Refer to Campus Infrastructure Considerations section in PPR for more detailed information.



Site Plan by Kongats Architects

g) Schedule

The proposed schedule for the project is as follows:

CaPS Executive approval (Consultant fees)	Jun 19, 2018
Consultant Selection	Fall 2018
Letter of Award	Jan 2019
Schematic Design	Jan – Jun 2019
Design Development	Jul – Nov 2019
Construction Documents	Dec 2019 – Sep 2020
Municipal Approvals (SPA/ZBA submission)	Sep 25, 2019
Secondary effects – Registrar Office permit application	Sep 25, 2020
Cycle 2 Governance (CaPS Executive)	Oct 2, 2020
Secondary effects – Registrar Office Tender and award	Oct 26, 2020
Secondary effects – Registrar Office Mobilization/construction	Nov 12, 2020
Cycle 2 Governing Council approval	Dec 17, 2020
Secondary effects – Registrar Office Full Operational Occupancy	Jan 4, 2020
Main Project Tender and Award	Nov 15, 2020 – Jan 15, 2021
Mobilization and Construction start	March 01, 2021
Full operational occupancy	April or May, 2023*

*Pending Devonshire project schedule

III.Resource Implications

a) Total Project Cost Estimate

The total estimated cost for the project includes estimates or allowances for:

- construction costs
- contingencies
- taxes
- hazardous waste removal
- decommission of hazardous substances
- disposal costs for hazardous materials
- site service relocates
- infrastructure upgrades in the sector
- secondary effects
- demolition
- landscaping
- permits and insurance
- Professional fees, architect, engineer, misc consultants, project management
- computer and telephone terminations
- moving and staging
- furniture and equipment
- miscellaneous costs [signage, security, other]
- commissioning

- donor recognition
- escalation

b) Operating Costs

Operating costs are anticipated to be \$160 per gsm. Costs will be apportioned according to occupancy within the building.

c) Other Related Costs

Not Applicable

d) Funding Sources

The project is fully funded by Arts & Science and Woodsworth College through a combination of Future Major Capital Project Reserves, Divisional & Operating Reserves and Borrowing.

APPENDICES:

1. Existing Space Inventory
2. Space Analysis: Classrooms
3. Space Program
4. Proposed Building Plans
5. Registrar's Office Project Scope
6. Equipment/Furnishings Schedules (on request)
7. Room Data Sheets (under separate cover)
8. U of T Energy Modeling Guidelines

http://www.fs.utoronto.ca/wp-content/uploads/standards/energy_modeling/UofT_FS_Energy_Modeling_Guidelines.pdf

9. U of T Caretaking Standards

http://www.fs.utoronto.ca/wp-content/uploads/CARETAKING/caretaking_standard.pdf

10. U of T Design Standards <http://www.fs.utoronto.ca/DesignStandards/PartOne>

<http://www.fs.utoronto.ca/DesignStandards/PartTwo>

11. Draft Secondary Plan for the University of Toronto St George Campus

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/university-of-toronto-st-george-campus-secondary-plan/overview-university-of-toronto-secondary-plan/>

12. Total Project Cost Estimate (on request to limited distribution)

1. Existing Space Inventory:

#038 Woodsworth College (119 St. George St) – Space Summary by COU Subcategory

Department Name	1.2	2.2	4.1	4.4	4.5	7.1	7.2	9.1	11.1	11.2	14.1	15.1	16.2	19.5	Total
Ancillary Services						41.97	8.52								50.49
Building Services, Grounds & Trades								11.43							11.43
Non Assignable Space									33.19	171.14	55.55	40.81	1,907.28		1,907.28
Rofman Commerce															300.69
UPD&C-ACE	349.40														349.40
Classroom Inventory															
Woodsworth College	24.70	24.86	120.14	515.71	384.62				253.15	263.08	126.82	40.81	16.76		1,770.65
Grand Total	374.10	24.86	120.14	515.71	384.62	41.97	8.52	11.43	286.34	434.22	182.37	81.62	1,907.28	16.76	4,389.94

#110 CIRHR (121 St. George St) – Space Summary by COU Subcategory

Department Name	1.2	4.1	4.3	4.4	4.5	5.1	5.2	5.3	5.4	11.2	16.2	Total
Industrial Relations & Hr, Centre for	47.46	182.86	36.85	42.03	39.97	235.89	28.06	10.99	88.48	27.89		740.48
Non Assignable Space										224.64		224.64
Grand Total	47.46	182.86	36.85	42.03	39.97	235.89	28.06	10.99	88.48	27.89	224.64	965.12

#88 Transitional Year Programme - TYP (123 St. George St) – Space Summary by COU Subcategory

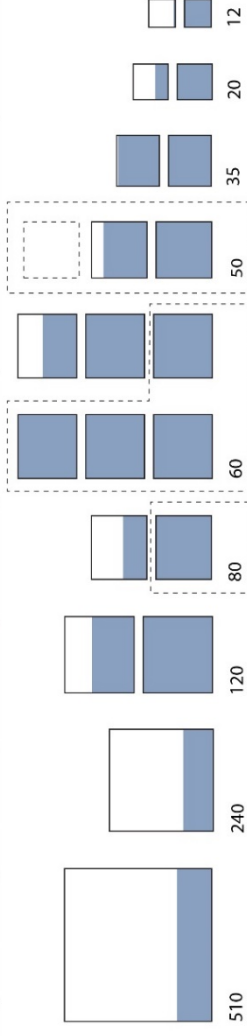
Department Name	1.2	1.4	4.1	4.3	4.4	4.5	11.1	11.2	16.2	16.3	Total
Non Assignable Space	18.62	0.81	60.99		51.32	33.57	26.32	44.89	186.71	17.29	204
Transitional Year Programme	18.62	0.81	55.79	12.27	9.16	63.79					236.52
Woodsworth College											160.44
Grand Total	37.24	1.62	116.78	12.27	60.48	97.36	26.32	44.89	186.71	17.29	600.96

#47 Canadiana Gallery (14 Queen's Park Cres W) – Space Summary by COU Subcategory

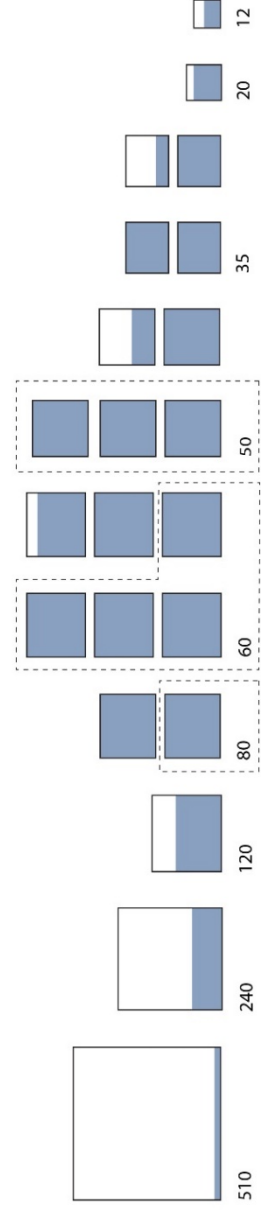
Department Name	1.2	1.4	4.1	4.3	4.4	4.5	5.1	5.2	5.3	5.4	9.1	11.1	11.2	15.1	16.2	Total
Building Services, Grounds & Trades											5.28					5.28
Criminology, Centre of	30.09															688.98
Hart House Theatre			164.69	109.2	44.74	103.08	124.79	23.2	21.12	68.07				145.15		145.15
Non Assignable Space														824.8		824.8
Public Policy & Governance, School of	219.49	12.9	186.41		92.38	126.72						28.92	30.03			696.85
Grand Total	249.58	12.9	351.1	109.2	137.12	229.8	124.79	23.2	21.12	68.07	5.28	28.92	30.03	145.15	824.8	2,361.06

2. Space Analysis: Classrooms

SECTOR NEEDS	UNDERGRADUATE HOURS REQUIRED FOR COURSE DELIVERY												GRADUATE HOURS REQUIRED FOR COURSE DELIVERY				TOTAL																																			
	2015/2016				WOODSWORTH				TESOL				ABP				COMM				CRIM				CIRHR				TOTAL				AVAILABLE ROOM HOURS				REMAINING HOURS															
	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING												
1 1510 SEAT TIERED LECTURE HALL	9	6																																																		
1 1240 SEAT TIERED LECTURE HALL	12	15	3																																																	
2 1120 SEAT LECTURE HALL	7	5	9	12	1																																															
6 660 SEAT CLASSROOM	0	5	3																																																	
2 150 SEAT CLASSROOMS	2	3	3																																																	
2 195 SEAT SEMINAR	2	6	3																																																	
2 120 SEAT SEMINAR	2	2	2																																																	
2 112 SEAT SEMINAR	3	4	2																																																	
20 TOTAL HOURS	32	42	23	16	11	11	11	11	4	4	4	4	8	8	8	8	27	24	18	24	294	319	294	319	8	10	8	10	57	54	57	54	474	508	474	508	15.1	15.1	15.1	15.1	508	680	508	680	680	680	680	680	210	210	210	210



SECTOR NEEDS	UNDERGRADUATE HOURS REQUIRED FOR COURSE DELIVERY												GRADUATE HOURS REQUIRED FOR COURSE DELIVERY				TOTAL																																			
	2017/2018				WOODSWORTH				TESOL				ABP				COMMERCE				CRIM				CIRHR				TOTAL				AVAILABLE ROOM HOURS				REMAINING HOURS															
	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING	FALL	SPRING												
1 1510 SEAT TIERED LECTURE HALL	9	6																																																		
1 1240 SEAT TIERED LECTURE HALL	18	21	3																																																	
2 180 SEAT LECTURE HALL	4	5	15	12	1																																															
6 660 SEAT CLASSROOM	3	3																																																		
5 150 SEAT CLASSROOMS	10	8	3	4	10	10	4	14	14	14	14	14	27	24	15	15	6	6	6	6	357	386	357	386	8	10	8	10	60	60	60	60	17.7	17.7	17.7	17.7	585	748	585	748	748	748	748	748	200	200	200	200				
1 120 SEAT SEMINAR	4	4	2																																																	
20 TOTAL HOURS	44	40	23	16	14	14	14	14	4	4	4	4	14	14	14	14	21	21	21	21	357	386	357	386	8	10	8	10	60	60	60	60	17.7	17.7	17.7	17.7	585	748	585	748	748	748	748	748	200	200	200	200				



ASSUMPTIONS:
 LECTURE 3 HRS/WEEK
 COMMERCE LECTURE 2 HRS/WEEK
 SEMINAR 2 HRS/WEEK
 TUTORIAL 1 HRS/WEEK

3. Proposed Space Program

The space program for redevelopment of Site 6 is 2,399 nasm or 5,558 gsm at a nasm to gross ratio of 1:2.31:

Criminology (Proposed Program)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Offices:</u>				
Director Office	1	18	18	4.1
Faculty Offices (private)	9	11	99	4.1
Faculty Offices (shared – 2 per)	3	11	33	4.1
Faculty Office (hotelling – 2 per)	2	10	20	4.1
Research Office (shared – 3 per)	1	18	18	4.2
Research/Data Storage	1	10	10	4.2
Graduate Student Offices (shared – 2 per)	14	10	140	4.3
Support Admin. Offices (private)	4	10	40	4.4
<u>Office Support:</u>				
Kitchenette	1	10	10	4.5
Small Kitchenette*	1	6	6	4.5
Faculty Office Meeting	3	11	33	4.5
Staff Lounge/Meeting Room	1	50	50	4.5
Photocopier/Mail Room	1	15	15	4.5
Photocopier	1	5	5	4.5
Supply Room	1	15	15	4.5
File Storage	1	10	10	4.5
Subtotal – OFFICE SPACE:	45		522	4.0
* a second smaller Kitchenette (6 nasm) added during Design; the Reception area (12 nasm) was deleted.				
<u>Classroom:</u>				
25-30 seat Seminar Rm	1	50	50	1.2
<u>Student Learning Commons (upper level):</u>				
Resources	1	80	80	5.1
Librarian Office	1	11	11	5.2
Quiet Study	1	28	28	5.4
See also Shared Space				5
<u>Student Space:</u>				
Grad Student Lounge/Computer Study Area	1	60	60	11.1
Study Room/TA meeting	2	16	32	11.1
TOTAL – CRIM:	52		783	

Woodsworth (Proposed Office Program -Planned for Growth)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Offices:</u>				
Director Office	1	18	18	4.4
Admin. Offices (private)	7	11	77	4.4
Hotelling	1	10	10	4.4
<u>Office Support:</u>				
Photocopier (removed)				
Mail Room	1	20	20	4.5
Woodsworth will also have access to CRIM Kitchenette + Lounge				
Subtotal – OFFICE SPACE (Planned for Growth):	10		125	4.0

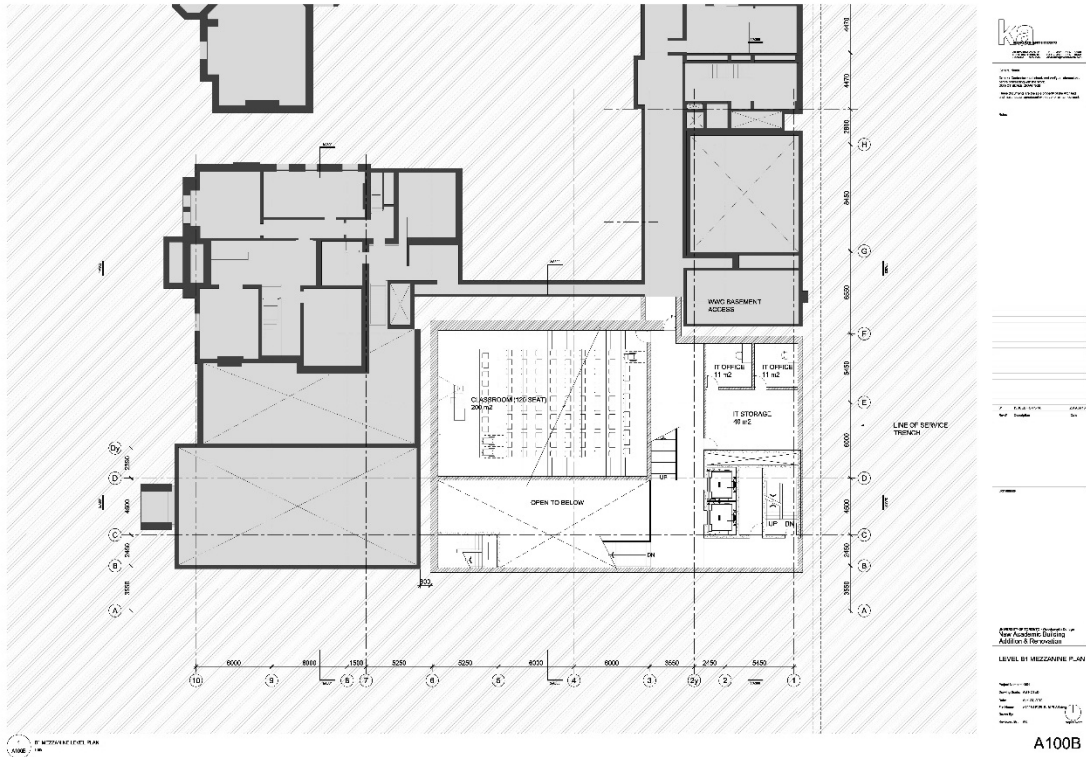
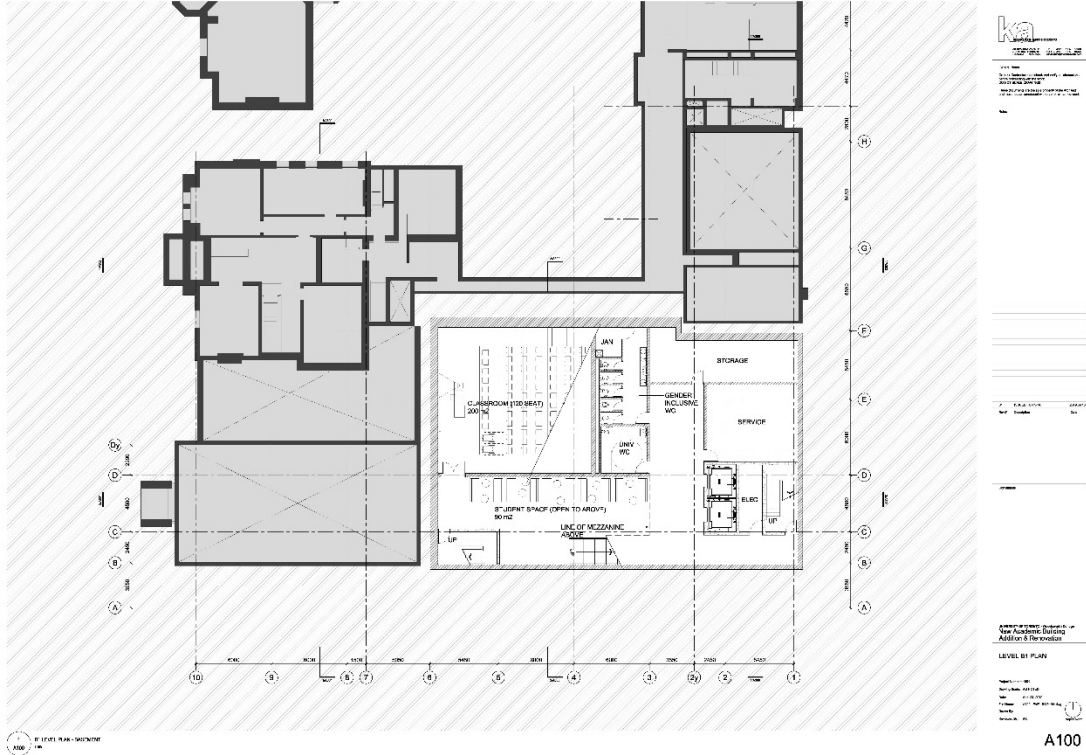
Woodsworth (Proposed Office Program – Added during Design*)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Offices:</u>				
Woodsworth Offices (secondary effect of Margaret Fletcher House reno/demo); larger offices to accommodate meeting table	4	14	56	4.4
IT Offices (secondary effect of 117 St. George 2 nd floor reno)	4	11	44	4.4
Arts & Science Offices (based on available space)	7	11	77	4.0
<u>Office Support:</u>				
IT Storage	1	22	22	4.5
Subtotal – OFFICE SPACE (Added during Design*):	16		199	4.0
<u>Student and Event Space:</u>				
See Shared Space				11, 15
TOTAL – WOODSWORTH:	26		324	

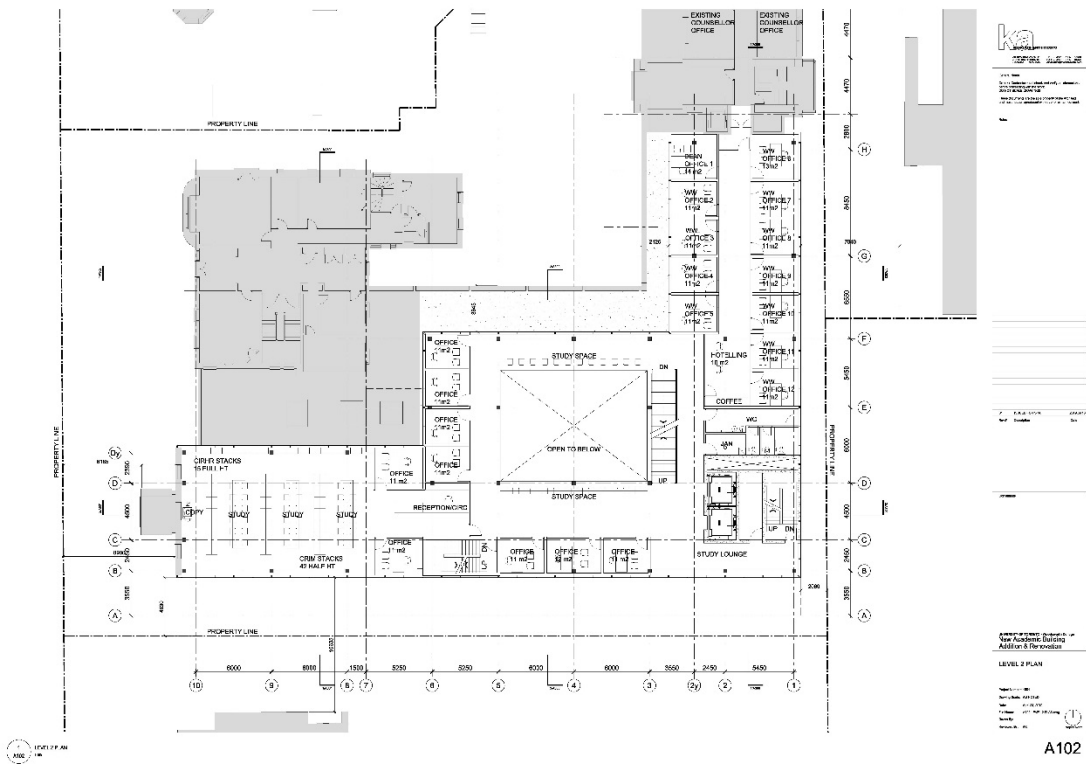
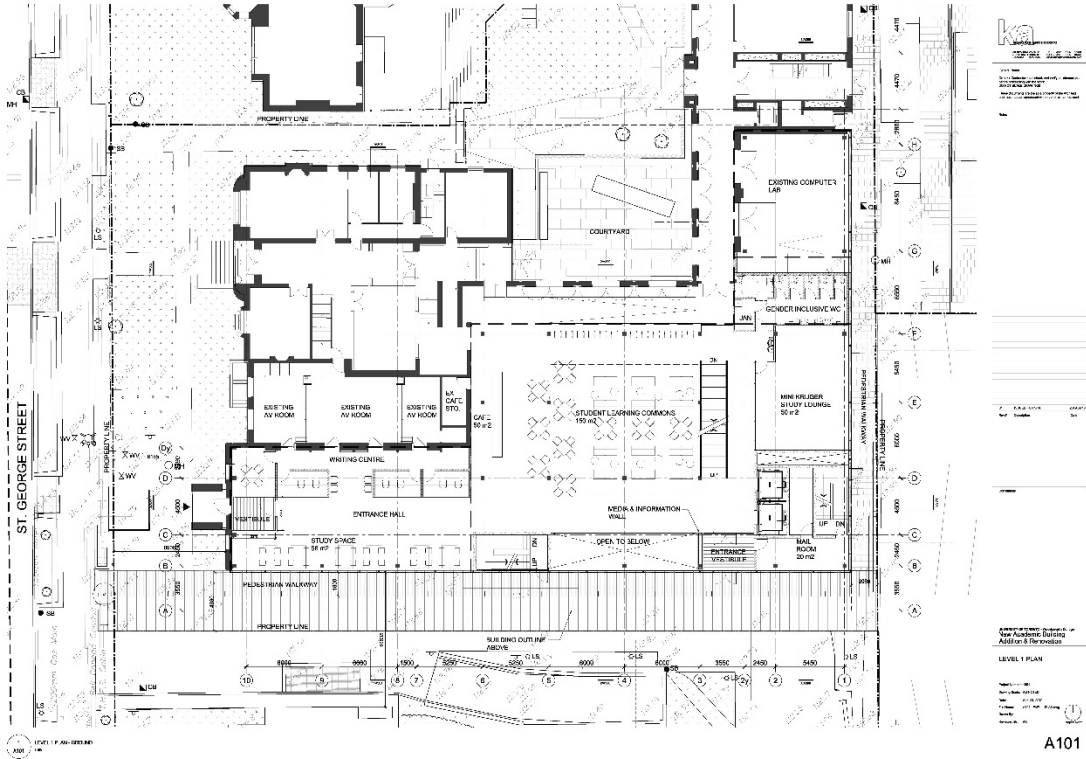
* increased in Design to 324 nasm due to secondary effects: Margaret Fletcher House and 117 St George St 2nd floor renovation

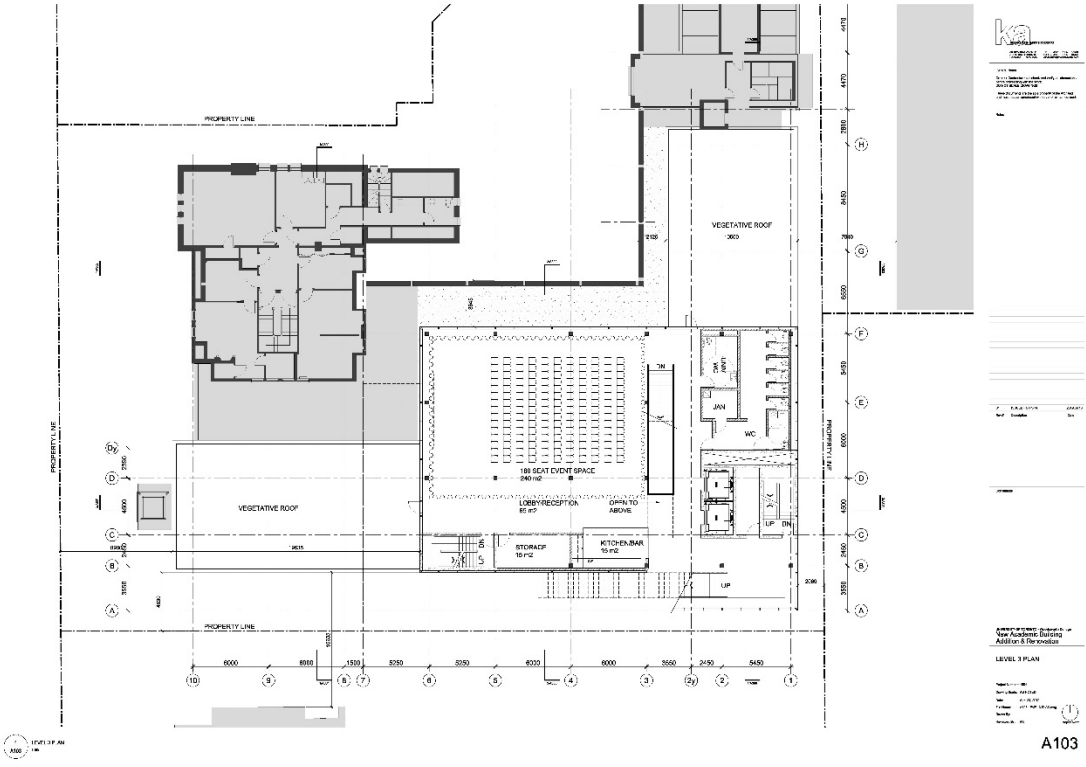
CIRHR (Proposed Program)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Student Learning Commons (mezzanine):</u>				
Resources	1	30	30	5.1
Librarian Office	1	11	11	5.2
Quiet Study	1	20	20	5.4
See also Shared Space				5
<u>Student and Event Space:</u>				
See Shared Space				11, 15
TOTAL – CIRHR:	3		61	

SHARED (Proposed Program)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Student Learning Commons (2nd floor/mezzanine):</u> Circulation Desk See also CRIM and CIRHR	1	15	15	5.3 5
<u>Student Space:</u> Student Study (carrels – main floor) TA Meeting Rooms (second floor) Student Multi-purpose/Open Space (adjacent to 120-seat classroom) Student Learning Commons (main floor) Study Lounge/Study (main floor) Study Lounge/Study (second floor) See also CRIM	1 2 1 1 1 1	20 7.5 75 180 60 10	20 15 75 180 60 10	11.1 11.1 11.2 11.2 11.2 11.2 11
Subtotal – Student Space:	7		360	11.0
<u>Event Space:</u> Event Space Event Lobby Furniture Storage Kitchen	1 1 1 1	240 80 15 10	240 80 15 10	15.1 15.1 15.1 15.1
Subtotal – Event Space:	4		345	15.0
<u>Writing Centre:</u> Office	4	11	44	12.3
Subtotal – Writing Centre:	4		44	12.0
TOTAL – SHARED:	11		764	
FOOD SERVICE (Proposed Program)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Food Service:</u> Café (Second Cup – to replace existing)	1	50	50	7.1
TOTAL – FOOD:	1		50	7.0
Classrooms (Proposed Program)	# of Rooms	Nasm per Room	Total Nasm	COU Cat.
<u>Classroom:</u> 120 seat Tiered Lecture Room 66 seat Active Learning Classroom Furniture Storage Rm See also CRIM	1 1 1	200 187 30	200 187 30	1.1 1.2 1.3 1.0
TOTAL – Classrooms:	3		417	

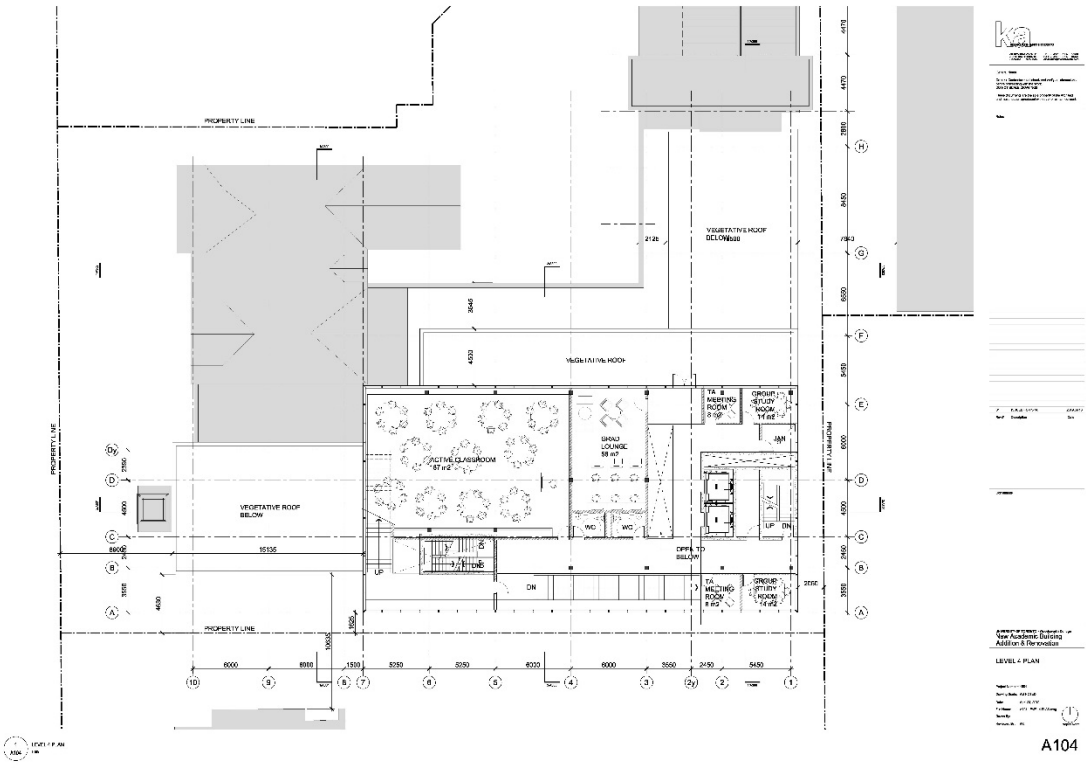
4. Proposed Building Plans



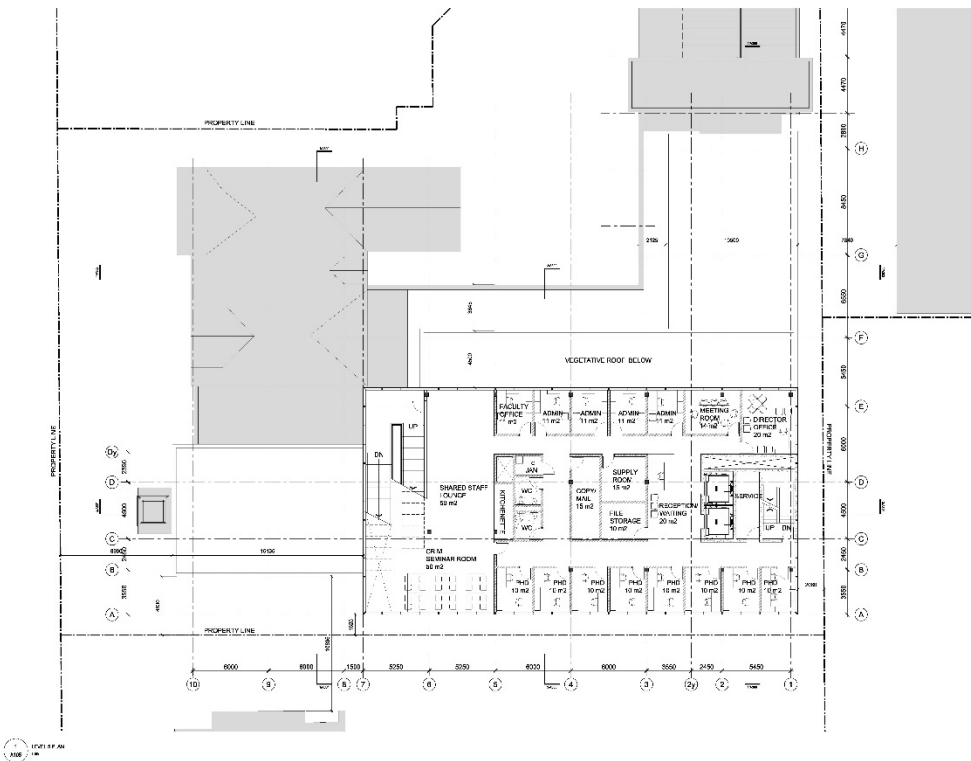




A103



A104



10/11/2018
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 10/11/2018

APP/PLANNING/Building
 New Academic Building
 Addition & Renovation

LEVEL 5 PLAN

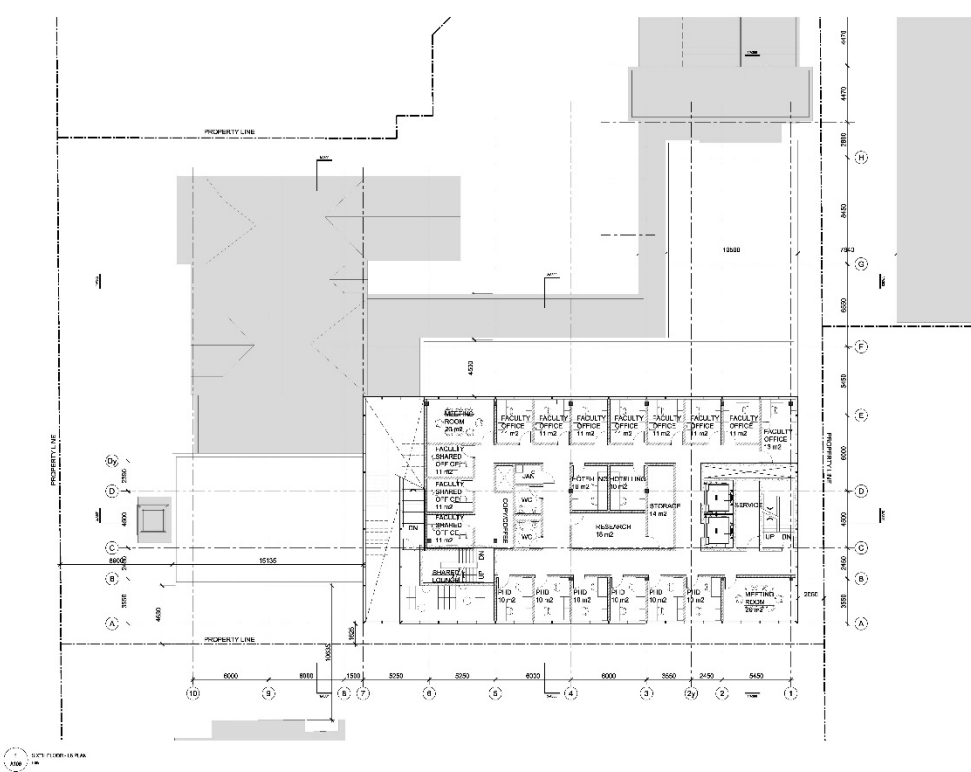
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APP/PLANNING/Building
 New Academic Building
 Addition & Renovation

LEVEL 6 PLAN

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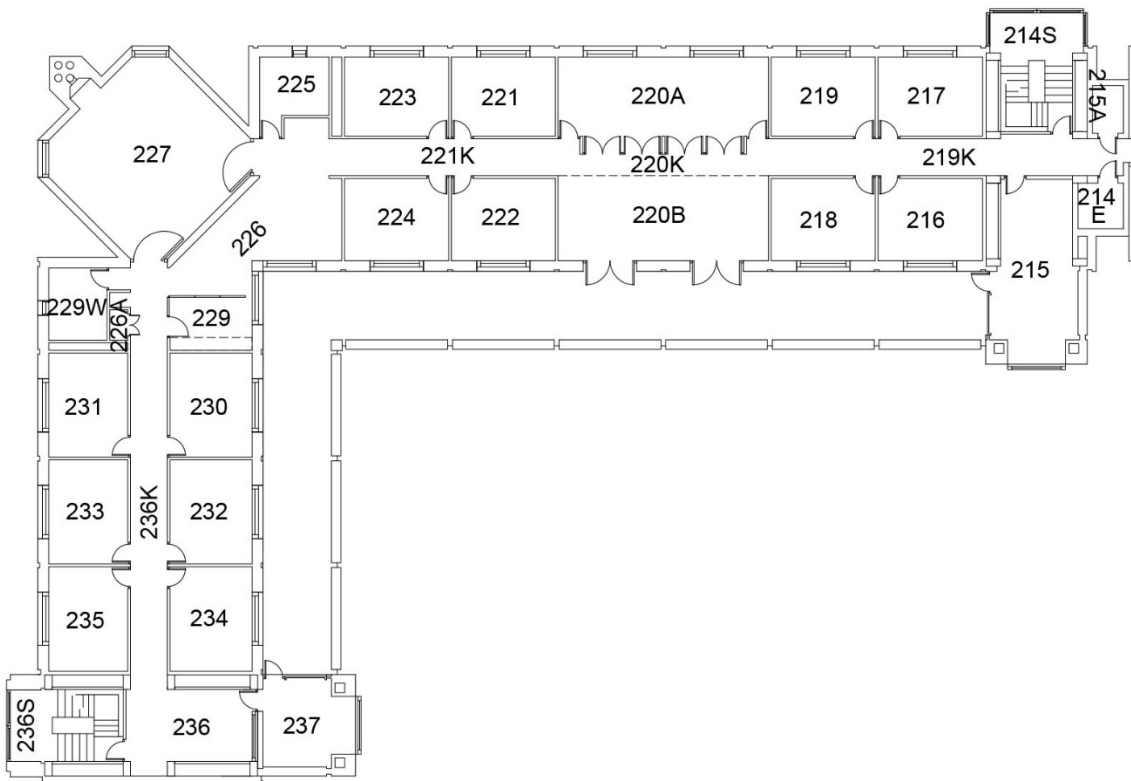
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5. Registrar's Office Project Scope

The space program for the College's 2nd floor Registrar's Office, Kitchen and Lounge renovation is 91 nasm or 179 sm including corridors. This space will connect to the new building 2nd level. Finishes, millwork and fixtures will be consistent between new and renovated areas.

Room Code	COU	Subcategory Description	Room Name	Shared %	Seat Capacity	Area (sm)
C226	4.4	Departmental Support Staff Office	PT Asst/Temp Staff/Corridor	25	0.5	9.03
C226	4.4	Departmental Support Staff Office	PT Asst/Temp Staff/Corridor	25	0.5	9.03
C220A	4.4	Departmental Support Staff Office	Student Services/Registration	100	4	33.83
C229	4.5	Office Support Space	Photocopy Room	100	0	7.48
C220B	4.5	Office Support Space	Waiting Area	100	8	31.37
Subtotal (COU Cat 4)						90.74
C220K	16.2	Non-Assignable Area	Corridor	100	0	9.14
C221K	16.2	Non-Assignable Area	Corridor	100	0	14.88
C226	16.2	Non-Assignable Area	PT Asst/Temp Staff/Corridor	50	1	18.06
C236K	16.2	Non-Assignable Area	Corridor	100	0	22.69
C219K	16.2	Non-Assignable Area	Corridor	100	0	23.85
Subtotal (COU Cat 16)						88.62
						179.36



The Kitchen and Lounge area is Rm WW226/229.

PROPOSED KITCHEN & LOUNGE AREA

