

FOR INFORMATION**PUBLIC****OPEN SESSION**

TO: Business Board

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DATE: January 24, 2022 for February 2, 2022

AGENDA ITEM: 9

ITEM IDENTIFICATION:

University of Toronto Mississauga Master Plan

JURISDICTIONAL INFORMATION:

Section 5.6.1 of the Campus Affairs Committee Terms of Reference states that Campus Master Plans are recommended to the Governing Council, through the UTM Council, for consideration.

It is presented to the Business Board for information.

GOVERNANCE PATH:

1. UTM Campus Affairs Committee [for recommendation] (January 10, 2022)
2. UTM Campus Council [for recommendation] (January 25, 2022)
3. Academic Board [for information] (January 27, 2021)
4. **Business Board [for information] (February 2, 2022)**
5. Executive Committee [for endorsement & forwarding] (February 7, 2022)
6. Governing Council [for approval] (February 15, 2022)

PREVIOUS ACTION TAKEN:

University of Toronto Mississauga Master Plan was last considered in governance in June 2011, 10 years prior. Master Plans are normally reviewed every 10-15 years as per Capital Planning & Capital Projects Policy.

HIGHLIGHTS:

In November 2019, the University of Toronto, a joint University Planning (UP) and University of

Toronto Mississauga (UTM) initiative, selected a team of consultants through competitive procurement process to assist with the preparation of a new University of Toronto Mississauga Campus Master Plan. In February 2020, Brook McIlroy was selected to lead the project along a team of sub-consultants, including Transportation, Ecological, Servicing and Stormwater Management, Heritage and Sustainability.

The University of Toronto Mississauga Campus Master Plan serves as an update to the 2011 predecessor and provides a framework for future development within the next 10-15 years period. It is a long-term vision for developments, open spaces, the public realm, and transportation connections. The document provides a broad and flexible framework to guide future development decisions, while ensuring that these decisions are aligned with a holistic vision for the campus.

Throughout the Campus Master Plan project, UP, UTM and the consultant's team have held campus, community, and public consultations to provide opportunities to enable participants to provide feedback on the development of the Master Plan. The consultation program included early pop-up campus consultations, an online engagement website, a series of virtual consultations with students, faculty, staff, Indigenous community members and Elders, and representatives from the City of Mississauga. In addition, Brook McIlroy presented to university advisory committees including the Steering Committee, Campus Affairs, the Executive Committee, and the Design Review Committee. The following are the most relevant sessions as part of the consultation process:

- Two Stakeholder meetings in March 2020
- Two Sustainability workshops in March 2020
- Two Steering Committee meetings in May & June 2020
- Bang the Table (online engagement platform) from October 2020 to June 2021
- Two UTM Elders and Indigenous community consultations in October 2020 & May 2021
- UTM Executive Committee meeting in November 2020
- Three Design Review Committee meetings in November 2020, April 2021 and June 2021
- City of Mississauga consultation in January 2021
- UTM Campus Affairs meeting in March 2021
- Two UTM Town Hall meetings in April 2021
- UTM Campus Council meeting in April 2021
- UTM Community consultation in May 2021
- UTM Staff consultation in May 2021

The 2011 UTM Campus Master Plan identified nine development sites, which focused primarily on lands in the core of campus and did not consider existing residence lands along Mississauga Road or many lands on the outer edge of Outer Circle Road. Since the completion of the 2011 Master Plan, some development sites were completed or are under construction, and others still have remaining development potential. Additional development opportunities beyond the 2011 Plan have also been investigated north of Outer Circle Road and others such as a new residence building adjacent Oscar Peterson Hall and the site north of Deerfield Hall are in the planning and design phase.

The intent of this Master Plan is to consolidate all UTM development opportunities including the existing residence lands along Mississauga Road and to develop an overall framework that will set the stage for UTM to continue to grow and evolve in a way that positively contributes to the character of the area.

The Master Plan principles are organized by themes of sustainability, connection, and vitality, and range across a comprehensive scope of action; from embracing ecology and strengthening community synergies, to enabling Indigenous placemaking and diversifying learning environments.

The Master Plan establishes a long term (10-15 year) vision for the University of Toronto Mississauga Campus that supports the academic mission. It updates and validates campus planning principles; identifying strategic development sites; developing design guidelines to ensure flexibility for the University to adapt to evolving needs, while ensuring an overarching vision and cohesive campus Master Plan over time; and becomes a resource to help guide capital projects and phasing decisions.

The Master Plan divides the UTM Campus into five smaller sub-areas called Campus Precincts:

1. Campus Core (CC): Lands within the existing central areas of campus, primarily within the inner edge of Outer Circle Road.
2. Campus East (CE): Lands along the south-eastern extent of campus, on the south side of Outer Circle Road.
3. Campus Southwest (CSW): Lands fronting Mississauga Road and Residence Road between the northern and central access points to campus.
4. Campus South (CS): Lands along Mississauga Road, south of the central access point.
5. Forest (F): Lands on the northern and eastern extent of the campus.

The UTM Campus Master Plan presents a wide range of development opportunities and land uses that can be explored as space needs evolve. Most of the immediate future development potential and academic uses are anticipated on lands within the Campus Core and Forest precincts. The ancillary and long-term development potential is along the outer edge of Outer Circle Road and Mississauga Road in the Campus Southwest, Campus South, and Campus East precincts.

The Master Plan reflects a holistic and comprehensive approach to campus planning, that considers the future potential and provides recommendations for the 15-year time horizon of the Plan and beyond to address space needs. Some of the key moves of this Master Plan include:

- Create a flexible outdoor campus commons (Campus Green) and a pavilion building, which will form the new heart of campus.
- Create a landmark building and plaza on the existing Academic Annex site.
- Redevelop and extend Middle Road to become a formalized east-west pedestrian connection through the Campus Core.
- Reinforce the Riparian Ribbon as a pedestrian connection through the campus that links existing ponds, wetlands, and natural areas through a series of pedestrian pathways and boardwalks.
- Create an Academic Quad and Cultural Commons within the Campus Core to build out the campus' open space network.
- Expand and consolidate athletic uses on the existing South Field to create an athletics hub.
- Establish 'shared streets' along Residence Road and portions of Outer Circle Road to improve the public realm and the pedestrian experience.
- Incorporate a new cycle track and cycling infrastructure along the Collegeway and Outer Circle Road to improve sustainable modes of transportation.

FINANCIAL IMPLICATIONS

None

RECOMMENDATIONS:

For Information

DOCUMENTATION PROVIDED:

- *University of Toronto Mississauga Master Plan, dated November 18, 2021.*