Welcome to the first Community Open House for the UTSC Secondary Plan. Hosted by the University of Toronto Scarborough (UTSC), the following panels provide an overview of the draft Secondary Plan which is proposed to guide growth and change on the University’s lands.

UTSC is at an exciting and critical point in its institutional evolution. Over the past decade, substantial growth on campus has transformed UTSC from an undergraduate satellite campus to a major institution with comprehensive academic, research, athletic, and cultural programs. UTSC is not only a place for learning and research, but it is also a community partner and economic catalyst for Scarborough and the Eastern GTA. Over the past seven years, UTSC has led $500 million in campus investment including the Toronto Pan Am Sports Centre, the Environmental Science and Chemistry Building, and the Instructional Centre. With large undeveloped land holdings, increasing student enrolment rates, and planned rapid transit connections, UTSC will continue to grow as a centre for research, education, athletics, and partnerships with the private sector, public sector, and surrounding community.

The Secondary Plan process will translate the key elements of UTSC’s Campus Master Plan into official municipal policy that will guide the long-term evolution of the campus. This Open House will give you an opportunity to learn more about the Secondary Plan process and key directions, and to share your thoughts on the proposed municipal policy directions that will guide growth and development at UTSC.

Project Team:
UTSC has partnered with a consultant team to lead the development of the Secondary Plan, zoning by-law and design guideline process. The team includes:

- **Urban Strategies** Project Lead, Planning and Urban Design
- **BA Group** Transportation Planning
- **MMM Group** Municipal Servicing and Stormwater
- **ERA Architects** Cultural Heritage
- **LGL Consulting** Natural Heritage
- **ASI** Archaeological
- **GHD** Environmental

**How to Read These Panels**

The Panels in front of you today summarize the proposed key directions and policies within the draft UTSC Secondary Plan and the next steps moving forward.

- **Panels 1-2:** Provide an introduction and background to the project and an overview of UTSC’s current context
- **Panels 3-9:** Outline the key proposed content and policy directions of the Secondary Plan
- **Panel 10:** Outlines the next steps in the Secondary Plan process and provides additional information on how to provide feedback
Campus Vision and Master Plan

The University’s Master Plan was approved in 2011 and provides the foundation for the Secondary Plan.

Developed through extensive consultation, the Master Plan continues to provide direction for the evolution of the Campus and its relationship to the surrounding community and region. Developed with input from internal University stakeholders, community partners, and the City of Toronto, the Master Plan provides comprehensive direction for growth and development, particularly as the campus expands its footprint on the North Campus.

The Master Plan has proven to be a successful framework for directing recent growth on Campus. The Master Plan provided direction for the Instructional Centre, the Toronto Pan Am Aquatic Centre, the recently constructed Environmental Science and Chemistry Building and even the new transit loop on South Campus.

Several new development projects are currently in the planning stages, including Highland Hall, a new parking structure in the South Campus, and a 750-bed undergraduate student residence on the North Campus. These projects will help accommodate continued campus growth in accordance with the directions of the Master Plan. The Secondary Plan will provide a municipally-approved framework that will guide decision-making on campus development.

The proposed Highland Hall Revitalization will provide a landmark building at the entrance to the South Campus.

The Environmental Science and Chemistry Building (completed in 2015) provides a technologically advanced science education and research hub.

The proposed student residence will feature 750 student beds alongside student life, dining and administrative uses, and has the potential for at-grade retail uses. (Precedent Image: Centennial Place, Progress Campus)

Recent and Planned Capital Projects

1. Toronto Pan-Am Sports Centre (completed 2014)
2. Environmental Sciences and Chemistry Building (completed 2015)
3. Undergraduate student residence
4. South Campus Parking Structure
5. Highland Hall Revitalization

The 2011 Master Plan provides a conceptual development framework which embeds the campus in the fabric of the City, focuses growth along re-aligned Military Trail, enhances the public realm and open space network, provides appropriate transition toward surrounding uses and enhances the connectivity of the region.
The Secondary Plan will translate the key directions and objectives of the Campus Master Plan into official municipal policy to provide contemporary direction that aligns with the University’s long-term vision and academic mission.

The University’s current municipal planning framework is decades out of date, does not provide effective direction for the University and does not reflect the aspirations of the campus as a growing centre of learning in the Eastern GTA. The Secondary Plan will address this gap by providing more detailed and appropriate development policies within a flexible framework for growth that supports the University’s academic mission.

The Secondary Plan will also address such matters as transportation, open space, cultural and natural heritage, and land use, and will provide certainty and predictably for the surrounding community on where and how the campus will grow.

In addition to the policies presented in the Secondary Plan, an updated Zoning By-law and Urban Design Guidelines will provide effective detailed guidance for campus development. The updated Zoning By-law will provide regulations on topics such as height, setbacks and permitted uses, and the Urban Design Guidelines will provide detailed direction for built form and the relationship between buildings and the public realm.

The Secondary Plan will also focus on:

- To support the growth of UTSC as an integrated, transit supportive, and connected centre of education, research, and employment.
- To permit a wide range of uses, including ancillary uses, that support the University’s dynamic institutional role, and provide flexibility for growth and adaptation.
- To establish a University institutional centre at the intersection of Military Trail and Ellesmere, and support integration with the surrounding community.
- To protect and enhance open space, heritage and natural features on campus.
- To realign Military Trail to create a cohesive academic district and support transit implementation.

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The draft Structure Plan establishes key elements of the public realm and the high level framework for campus development.

The realignment of Military Trail is a structuring element of the Secondary Plan. The decommissioned Military Trail will be a key open space and focus for development on the North Campus.

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Ensuring efficient, safe, and accessible circulation networks to, from and within the UTSC campus is a critical element of the Secondary Plan.

Transit will serve as the primary means for enhancing access and mobility on campus, and will accommodate the majority of campus travel growth.

Recent transit announcements have highlighted the importance of providing early rapid transit service to the campus. Built around a realigned Military Trail, new rapid transit investments will form the backbone of the University’s movement network, providing direct connections across the city and to other major transit hubs and promoting a shift in travel patterns towards transit and active transportation.

The re-aligned Military Trail will be designed as a multi-modal corridor that effectively accommodates transit, vehicular traffic, bicycles and pedestrians in a comfortable and active urban environment. The realigned street will provide a long-term structure for growth and development on campus. Bus service will continue to be an important mobility option and will be supported through a dedicated transit terminal on the South Campus near the station at Military Trail and Ellesmere.

**Key Policies and Directions**

- The University will continue to promote a multi-modal transportation strategy with an emphasis on providing safe and efficient pedestrian, cycling, and transit networks
- Transit service, including light rail transit, bus rapid transit, regional bus and local bus service, will be prioritized as a preferred mode of travel to and from the university
- The re-aligned Military Trail will accommodate all modes of travel, including rapid transit and bicycle lanes within a new 36m right-of-way
- Bus transit stops will be dispersed throughout the campus and a central bus terminal with be located near Military Trail and Ellesmere to facilitate transfers between rapid, regional and local transit

The proposed cross-section of Military Trail includes wide sidewalks, bicycle lanes, on-street parking, and vehicular lanes.

The planned rapid transit network for Scarborough includes two potential rapid transit connections to UTSC as a high priority, including an extension of the Eglinton Crosstown LRT.

The draft Transit Network identifies rapid transit routes and stops, as well as local transit infrastructure.
The realigned Military Trail will provide a backbone for a complete street network to enhance circulation and accessibility, provide address for new development and support all modes of travel.

The street network will establish defined movement corridors that prioritize pedestrian traffic across the campus while safely accommodating vehicular traffic as needed. New streets will be augmented by pedestrian connections and open spaces that will support access to all areas on campus. Complementing this network will be a system of enhanced cycling infrastructure to further promote active transportation to and within the campus. The campus cycling network will be augmented by a series of planned bicycle lanes in public streets surrounding the campus.

While transit ridership and active transportation are expected to grow, the Secondary Plan recognizes the continued demand for vehicular traffic, and for pick-up/drop-off zones in particular. These areas will be carefully designed to support a pedestrian-oriented environment on campus. With these shifts in travel patterns, parking demand is expected to decrease over time. Large surface parking lots will gradually be replaced by structured parking, maximizing opportunities for development.

**Key Policies and Directions**

- New university streets and a bridge over Ellesmere will enhance connectivity, internalize local movement and accommodate long-term growth
- Parking demand will be reduced through transit and travel demand management measures, carefully managed to reduce off-site impacts and increasingly accommodated in structures
- Streets will be designed and landscaped as attractive elements of the campus open space system, and servicing functions discretely located to ensure a high quality public realm
- Bicycle use will be encouraged throughout the campus, and will be supported by a connected network of on-street bicycle lanes, off-street bicycle trails, and cycling infrastructure such as parking and change facilities.
- A network of sidewalks and pedestrian paths will be designed as safe, accessible and attractive public spaces to ensure connectivity across the campus lands
Open Space and Environmental Stewardship

The Secondary Plan will recognize the important relationship between the Highland Creek Ravine and UTSC, and will ensure that the University’s natural resources and open spaces continue to be preserved and enhanced as a foundational element of the campus.

UTSC’s unique location at the edge of the Highland Creek Ravine creates an unrivaled natural backdrop for the campus and establishes a pattern of natural features across the campus. The ravine also plays an important role in supporting environmental education and research, athletics and recreation, and the history and identity of the University.

The Secondary Plan proposes the enhancement or creation of eight major open spaces across campus. Situated primarily in highly visible areas with heavy pedestrian traffic, these major open spaces will serve as a focal point for campus activity and a setting for new development. The transformation of the decommissioned Military Trail into a major pedestrian spine will provide a major structuring element for the North Campus, and will play a key role in connecting the North and South Campus. The larger open spaces will be augmented by a series of walkways, landscaped streets, courtyards, lawns and other open spaces that will provide for an enhanced campus setting.

Environmental stewardship is an essential part of the UTSC history and identity, and will continue to guide development decisions. As a defining feature of the campus, the Highland Creek Ravine will continue to be preserved and enhanced as a unique landscape and legacy feature. It is anticipated that some development, particularly the transit investments and realignment of Military Trail, may impact some of natural resources. Any impacts will be mitigated through restoration and renaturalization programs elsewhere on campus to ensure a net benefit overall to the campus natural heritage system.

In addition to integrated land uses, active transportation, and natural heritage protection, the University will pursue sustainable building design and operations. In both new and existing developments, environmental impacts will be minimized through efficient management of water, stormwater, energy, and waste.

Key Policies and Directions

- The campus open space network including streets, walkways, courtyards, forecourts and lawns will be protected from development and new open space will be encouraged.
- The campus character will be maintained by providing an appropriate balance of buildings and open spaces.
- In addition to smaller spaces, eight Major Open Spaces will be protected or developed, including four on the North Campus.
- Public access to campus lands and open spaces will be encouraged.
- Natural features and buffer areas will be protected from development, and development will support improvements to the tree canopy.
- Some natural heritage areas will be impacted by transit infrastructure, but impacts will be offset by targeted restoration.
- Stewardship and enhancement plans will guide development and restoration, including enhancements to the Highland Creek Ravine.
- New buildings will be designed as a model for sustainability and green development to reduce environmental impacts.

As a defining feature and important multi-functional element of the UTSC campus, the University will continue to preserve and enhance the Highland Creek Ravine and other natural heritage features on campus.
The University’s cultural heritage landscape is simultaneously modern, forward-looking, and expressive of its distinctive history.

The campus lands have a rich history, evolving from a farm to a pastoral estate, then developed as a mid-century suburban satellite campus and finally a contemporary institution serving as an intellectual, economic, athletic and community hub. The cultural heritage analysis has identified three campus character areas which relate to the various eras of development.

- The **Ravine Lands** are expressive the bucolic roots of the University and the continued cultural and recreational uses which that ravine has accommodated.
- The founding buildings on the **South Campus** are a focal point for cultural heritage, with distinctive architectural style and iconic open spaces.
- Recent development has been directed towards the expanded **North Campus**, which will serve as the focal point for transformative academic growth in an urban setting.

Through the Secondary Plan process, significant cultural heritage resources have been identified. Resources identified for conservation include the founding Andrews Buildings on the South Campus and the Miller Lash House and carriage house in the Ravine Lands. The Secondary Plan will provide a framework for development that protects existing heritage resources while allowing for new development that supports and enhances these important resources. Heritage views to be protected will also be identified.

**Cultural Heritage**

**Key Policies and Directions**

- The Cultural Heritage Analysis recognizes three distinct campus areas, and is assessing all pre-1985 buildings and potential cultural heritage landscapes.
- Properties identified through the analysis as Significant Cultural Heritage Resources will be conserved as an important part of UTSC heritage.
- Development in the vicinity of a Significant Cultural Heritage Resources will ensure the integrity of its cultural heritage value, and views of heritage resources will be enhanced and preserved.
- Areas of archaeological potential have been identified, and assessment and potential conservation will be undertaken where appropriate.

The draft Cultural Heritage map conceptualizes three character areas across the campus and recognizes the key heritage resources on campus which contribute to the culture and identity of UTSC.
The Secondary Plan provides a robust land-use framework for accommodating the wide range of uses needed to support the University’s academic mission. The University will continue to support a variety of activities including:

- academic and research
- athletics, recreation, and open spaces
- arts and culture
- social and community uses
- supportive commercial uses
- university residential uses

Over time, the nature of campus uses may evolve and grow in response to the dynamic needs of the University. While flexibility and adaptability are key principles of this Secondary Plan, the plan will also ensure that all uses across the campus contribute the University’s academic mission.

The realigned Military Trail will be a focal point for higher density development, and may see the development of partnership uses. Active and retail uses will line the decommissioned and realigned Military Trails, with a focal point of activities at the intersection with Ellesmere Road. Smaller scale and neighbourhood compatible uses, such as university residential uses, will be primarily located east of the realigned Military Trail near the existing low-rise neighbourhoods.

Comprehensive development parameters will ensure excellence and certainty in the built environment while supporting the University’s dynamic and long-term needs. Detailed built form controls will be applied through a new campus Zoning By-law and Urban Design Guidelines. In addition to guiding new building, the development parameters will provide direction for contextually appropriate urban design, respect for heritage resources and opportunities for public realm improvements.

Key Policies and Directions

- All campus lands will be designated Institutional Areas
- At-grade retail uses will be encouraged along Military Trail (current and re-aligned) to create an animated and vibrant streetscape
- University partnership uses, including a hotel/conference centre, will be encouraged along the realigned Military Trail
- University residential uses will be encouraged, particularly at the eastern edge of campus
- Development near or adjacent to existing Neighbourhood Areas will provide appropriate land use and built form relationships
- Specific built form and development standard directions will be provided in the Zoning By-law and Urban Design Guidelines

The draft Land Use plan regulates permitted uses and built form on campus. With the exception of areas recognized as natural heritage, all UTSC lands are designated as Institutional Areas.
The wide range of daily activities on campus require a reliable and efficient infrastructure systems to deliver services that support the University’s academic mission and day-to-day functions. The University’s commitment to sustainability will be reflected in new infrastructure and conservation measures.

As the campus continues to grow, vital services including water and waste water, stormwater management, heating and cooling will be expanded within a long-term planning framework to ensure efficient and reliable service that will meet the long-term needs of the University. As part of the draft Secondary Plan process, a preliminary servicing and stormwater study has been conducted to test and confirm the long term capacity of municipal infrastructure systems. The preliminary findings show that growth in the North Campus will improve stormwater conditions as new development will provide increased opportunities for on site management and ground infiltration. The capacity of water and sanitary services was also shown to be sufficient, however the some upgrades to these systems may be required in the long term as the University and adjacent areas continue to develop.

Key Policies and Directions

- A stormwater management plan and master servicing plan will be developed for the North Campus lands.
- Infrastructure and utilities are to be located within rights-of-way and below grade or screened
- District energy and low impact stormwater management will be encouraged throughout the Plan area
- Preliminary studies show water capacity and on-site storm water management will be sufficient, but the sanitary system may require some upgrades in the long-term
- Further studies and ongoing monitoring will be required before further development occurs to ensure appropriate capacity is available

Based on these findings, the Secondary Plan establishes a comprehensive servicing strategy to test and confirm the long term capacity of municipal infrastructure systems.

The findings of the servicing strategy will be carefully reviewed by City staff to determine required infrastructure and improvements. All new development will also be reviewed by City staff on an ongoing basis to ensure sufficient capacity in existing infrastructure, identify any required upgrades or expansion, and to confirm alignment with the long-term strategy infrastructure.

Campus development and operations will continue to prioritize sustainability. Resource conservation and demand management will be key elements of efficient and reliable infrastructure. Opportunities for innovative infrastructure, including district energy systems and on-site stormwater management, will be encouraged.
Thank you for joining the project team at today’s open house to learn about the Secondary Plan process and the proposed municipal policy directions that will guide growth and development at UTSC.

We want you to tell us what you think. There are a number of ways to learn more about the project and provide feedback.

You can:
- Speak to a member of the consultant team here today
- Fill out a comment sheet
- Visit the project consultation website: www.utsc.utoronto.ca/aboutus/secondary-plan-consultations
- Contact the City of Toronto Community Planner that will be managing the Secondary Plan application:
  Andrea Reaney, City of Toronto areaney@toronto.ca

Taking into account the comments you’ve provided today, the draft Secondary Plan will be refined over the coming weeks. We anticipate the draft Secondary Plan will be submitted at the end of this month. The submission will begin a process of review and revision with the City which is expected to continue throughout the year, with final approval of the Secondary Plan likely in early 2017. There will be further opportunities for you to provide feedback on the draft Secondary Plan both through the University and through City-led consultation processes.

The Zoning By-Law and Urban Design Guidelines will provide further direction for the evolution of the campus, and are in the early stages of development. These tools will be submitted for City review in the coming months, and will be reviewed in parallel with the Secondary Plan. The review process for the Zoning By-law and Urban Design Guidelines will include further opportunities for you to provide feedback.