

University of Toronto Scarborough
Student Residence (3300 & 3316 Ellesmere Road)

Scarborough Community Council

July 17, 2020



UNIVERSITY OF
TORONTO
SCARBOROUGH

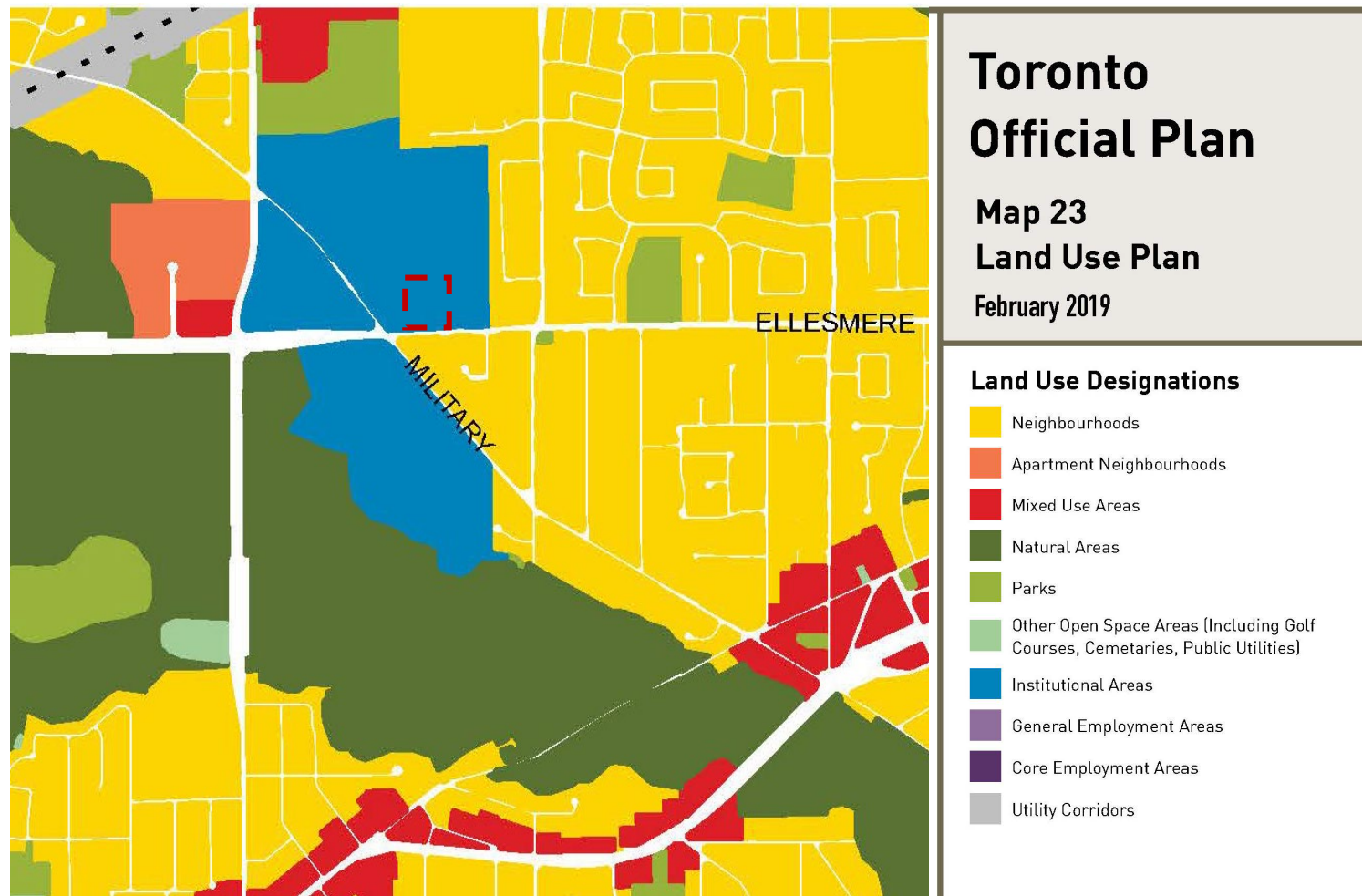
Addressing Critical Housing Needs

- Mid-rise (9 storey) student residence with **750 beds** and integrated dining facility
- Provides much needed student housing in the heart of the campus
- Helps satisfy the University's unmet demand of 1,100 student beds by 2021-22
- Will allow for the refurbishment of the aging townhouse residences
- Alleviates pressures on the surrounding community to accommodate student housing needs
- Passive House design for sustainability



Consistent with Planning Policy

Proposal conforms to and is consistent with direction provided by Provincial Planning Policies and the underlying Institutional land use designation



The Emerging Context

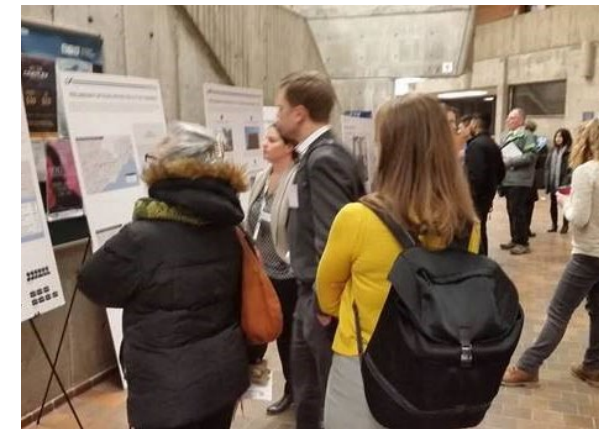
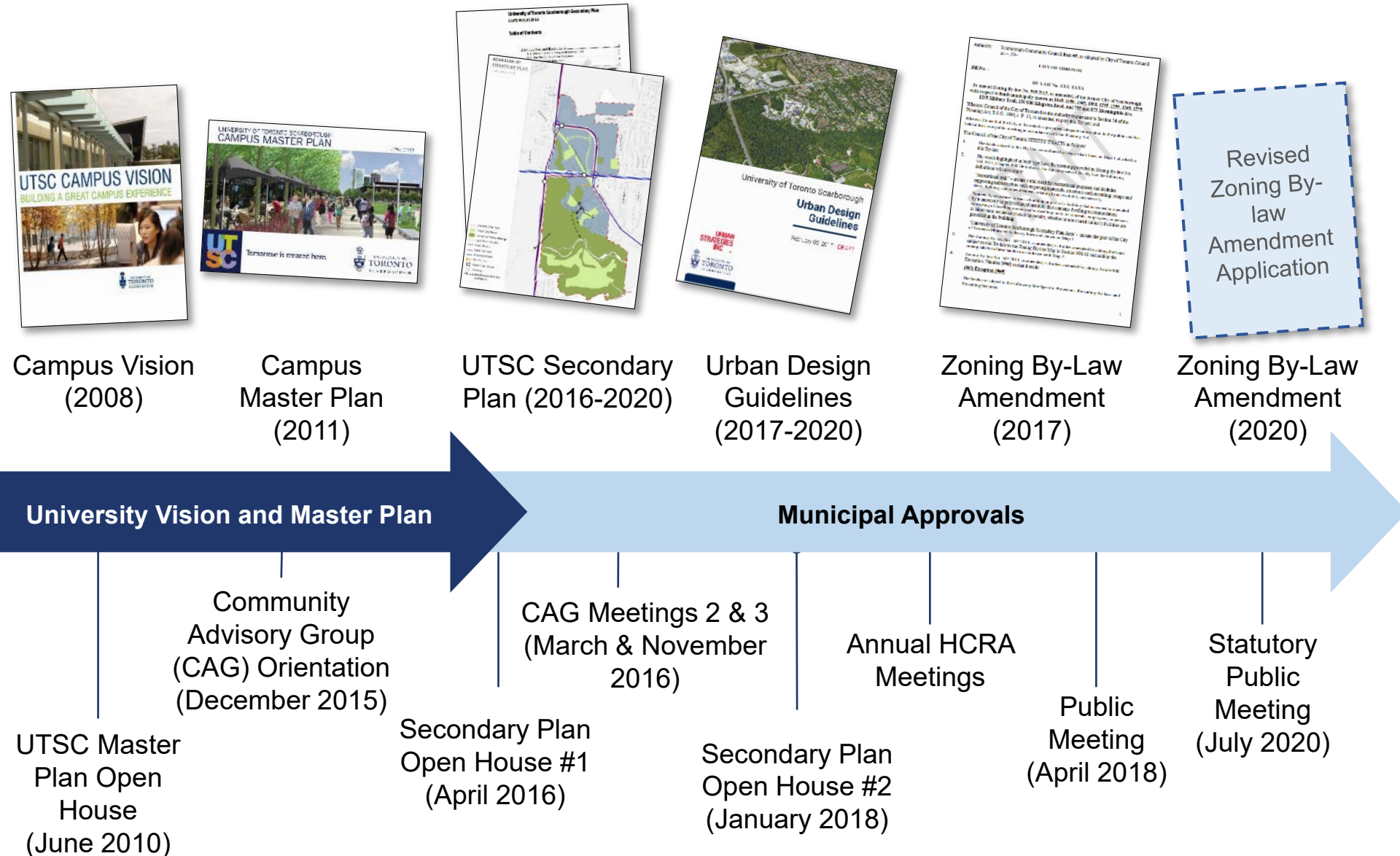


Existing Campus



2011 Campus Master Plan Vision

Engagement Process and Application Timeline



3300 Ellesmere Application Timeline & Engagement

Initial Zoning By-law Amendment application (September 2017)

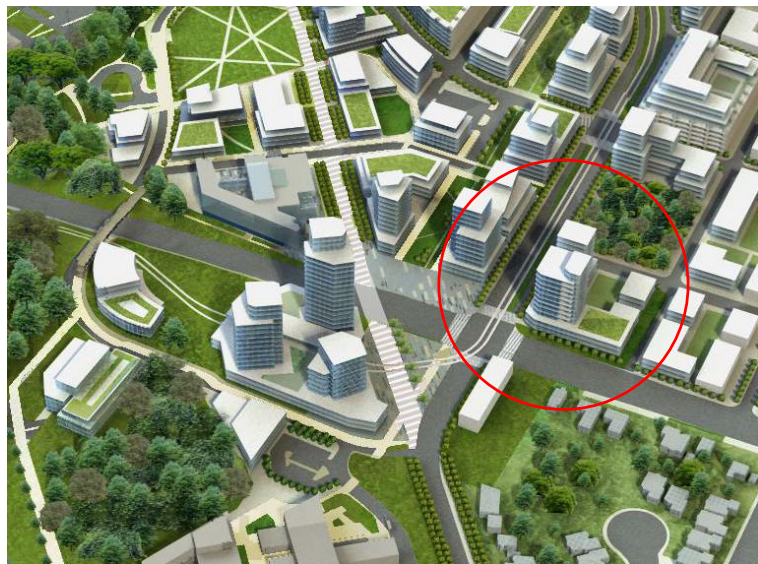
- High-level design concept and zoning envelope
- Community consultation on initial high-level design (April 10, 2018)
- Annual UTSC presentations to the Highland Creek Community Association (April 12, 2017; April 9, 2018; April 25, 2019)

Application revised and submitted to address comments (July 2019)

- Detailed architectural design of the proposed building
- Revised to address staff comments (reduced GFA, density, adjusted building height)
- SCC statutory public meeting (July 17, 2020)

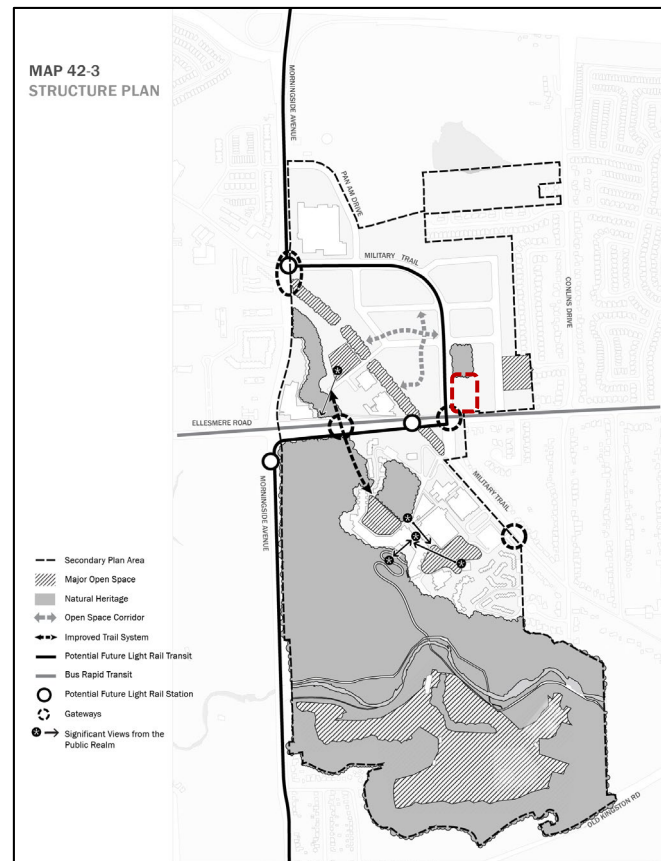
Consistent with Future Vision for UTSC Campus

2011 UTSC Campus Master Plan



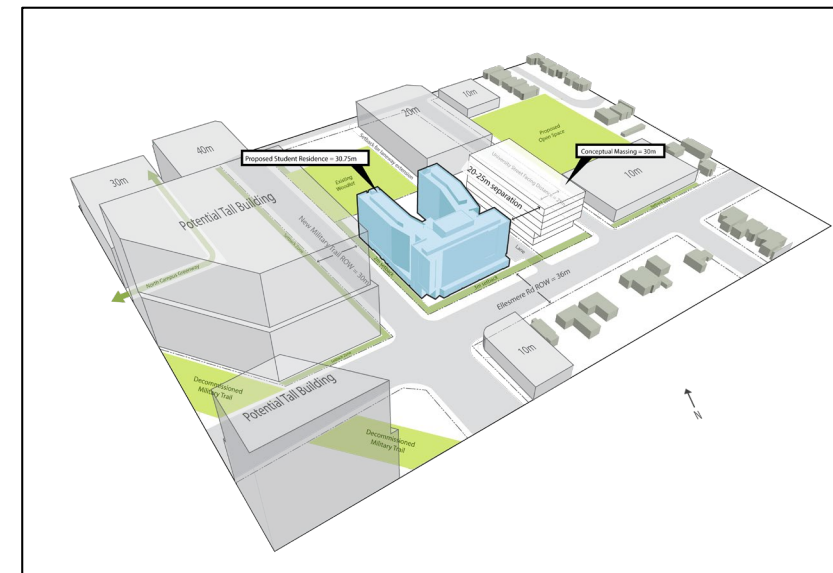
At the heart of the campus, the Site was planned for greater heights and densities.

Proposed UTSC Secondary Plan



The proposed Secondary Plan affirms this vision and provides for the future re-alignment of Military Trail.

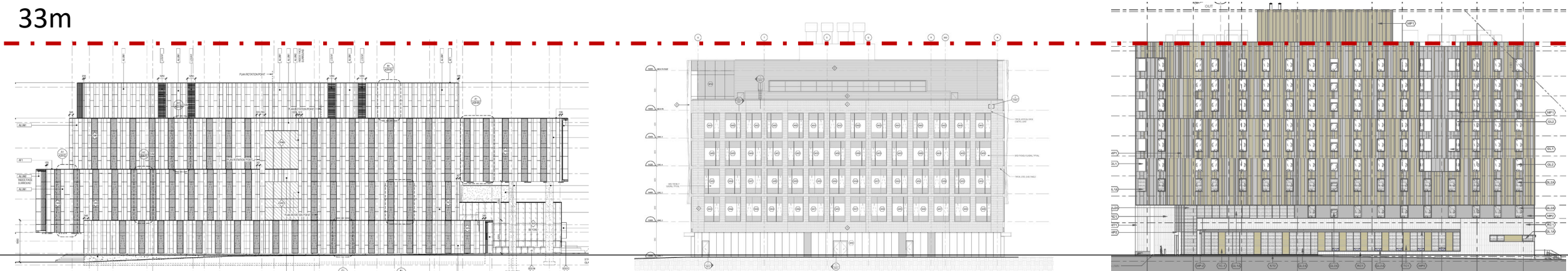
Current Proposal for 3300 Ellesmere



The proposal helps achieve the long-term objectives laid out in both the Campus Master Plan and proposed Secondary Plan.

Generally Consistent with the Zoning By-law Heights

33m



Highland Hall

5 storeys

**Environmental Science and
Chemistry Building**

5 storeys

**Proposed Student Residence
(3300 Ellesmere)**

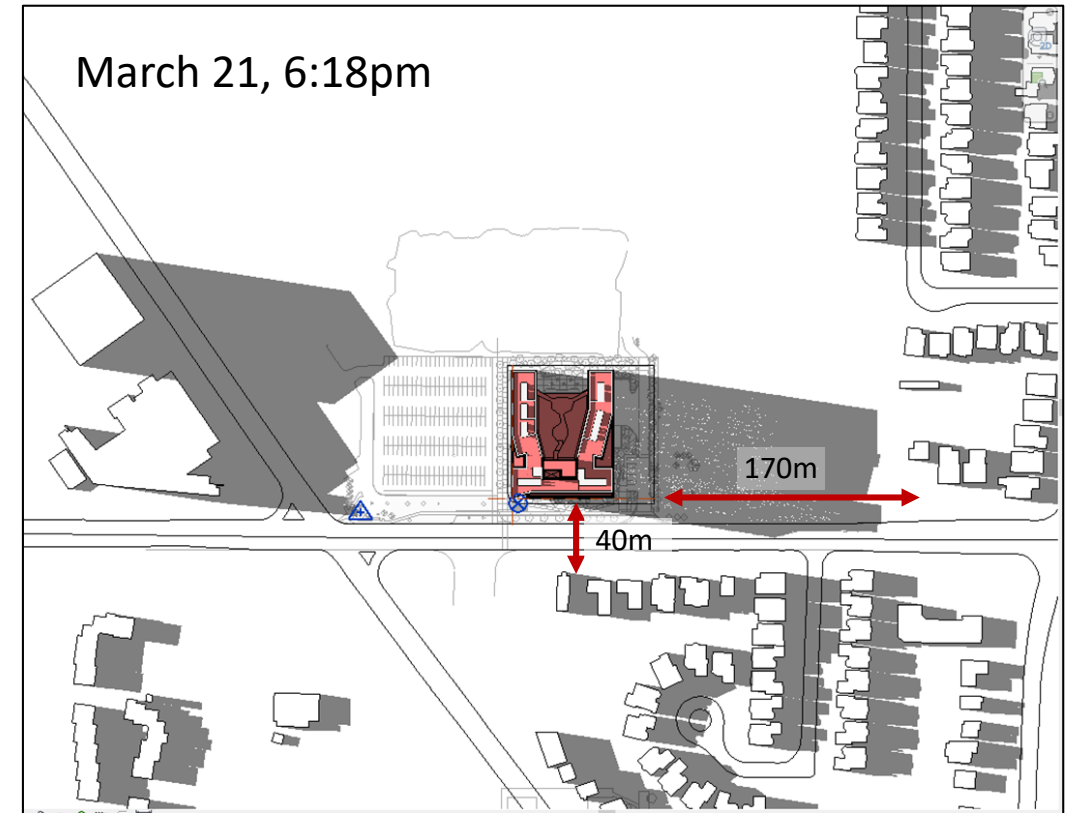
9 storeys

Relationship to Neighbourhoods

Massing is consistent with the Mid-Rise Guidelines, and the shadow analysis shows no shadowing on adjacent Neighbourhoods in March, June and September.



Relationship to Ellesmere Road



End of day shadowing on March 21

Key Project Benefits

- ✓ Meets the University's housing needs while addressing housing issues in the community
- ✓ Conforms with the Institutional designation and is generally consistent with the Zoning By-law heights
- ✓ Supports implementation of the Campus Plan and draft Secondary Plan, including future improvements to the intersection of Ellesmere and Military Trail
- ✓ Appropriately-scaled mid-rise building, with no shadowing on adjacent Neighbourhood
- ✓ Passive House design is highly sustainable
- ✓ Frees up capacity to allow the University to invest in aging housing stock