



# York University Glendon Campus Campus Vision

DRAFT

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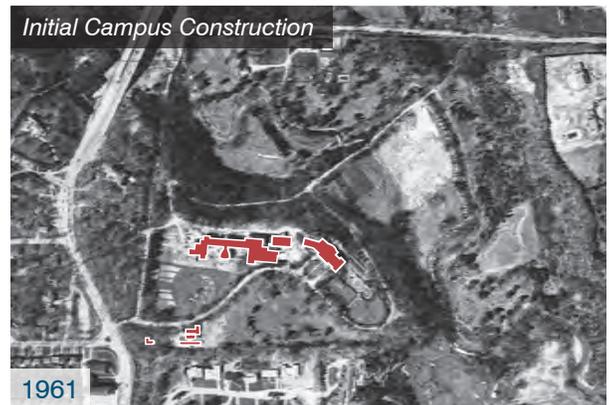
# Introduction 1

York University has prepared a vision for its Glendon Campus to guide decisions on campus growth. The Campus Vision demonstrates that Glendon is able to support the Ontario Government's commitment to enhance French language and bilingual postsecondary studies in Central and Southwestern Ontario. Importantly, the Vision demonstrates how growth can be accommodated while maintaining Glendon's special character.

Shortly following its inception, York University moved to Glendon Hall in 1960. The original campus plan prepared in the early 1960s directed construction of the initial campus buildings between 1961-1964. The campus was officially opened in October 1963. Until the construction of the Centre of Excellence in 2012, there had been no new buildings constructed on the campus in the past 50 years.

The Campus Vision illustrates one approach of how new academic space and updated student housing could be accommodated. A demonstration plan provides a growth scenario that protects and enhances the essential defining physical characteristics which make the Glendon Campus so unique. The Vision also identifies enhancements to vehicle, pedestrian and cycling access to and between the Upper and Lower Campus.

Consultation with Glendon's senior administration, faculty, staff, students and alumni occurred during preparation of the Campus Vision. Neighbouring residents were invited to an information session in March 2016.





## Glendon Campus in 2016

- 1** Main Glendon Entrance
- 2** Mitterand Gate
- 3** The Gatehouse
- 4** Glendon Centre of Excellence
- 5** York Hall, A Wing
- 6** York Hall, B Wing
- 7** York Hall, C Wing
- 8** Hilliard Residence
- 9** York Hall
- 10** Central Services
- 11** Glendon Hall
- 12** Proctor Field House
- 13** Leslie Frost Library
- 14** Wood Residence

# The Campus 2

The Glendon campus is located along the West Don River valley, one of Toronto's five river systems. It is one of several large institutional campuses on Bayview Avenue between Eglinton Avenue and York Mills Road that include Canadian National Institute for the Blind, Sunnybrook Hospital, Toronto French School, Crescent School, Granite Club, Bob Rumball Associations for the Deaf, and the Canadian Film Centre. The 85 acre, bi-level campus has a 22 acre Upper Campus and a 63 acre Lower Campus (the area below the top of the wooded slope of the valley).

The Glendon campus is bordered by Bayview Avenue and two condominium buildings on Chedington Place to the west. Single detached residential homes on Valleyanna Drive about the south side of the Upper Campus. To the north of the Lower Campus are Crestwood School and Crestwood Valley Day Camp on Lawrence Avenue East, while the Bridle Path neighbourhood borders the east side of the valley.

Besides the historic Glendon Hall and Gatehouse, the buildings on Glendon campus are primarily those dating from the construction of the campus in the 1960s. These buildings include York Hall and its three wings, which houses the primary academic functions of the campus, the Leslie Frost Library, a central services building and two student residences. An athletics centre, The Proctor Field House, is in the Lower Campus in the valley. The Glendon Centre of Excellence, opened in 2012, is an extension of York Hall's A Wing and is now the main face of the campus from the Bayview Avenue entrance.

The leafy campus preserves the natural environment of the forested ravine, while the more cultivated inner quadrangles provide space for campus community socialization and activities. The historic gardens of Glendon Hall, including the manicured Rose Garden, sit at the edge of the valley. Below the thickly wooded valley slopes are athletics fields, the West Don River, walking trails and the campus parking lots, all connected to the Upper Campus by a long set of stairs and a steep roadway.

Part of a cluster of institutions on Bayview Ave



9 buildings

85 acres

2,800 students

404 residence beds

529 parking spaces

95 full time academic staff

30 m elevation change between upper and lower campus

506,000 square feet in total Gross Floor Area

360,000 square feet in academic Gross Floor Area

Glendon by the Numbers, 2016

# 3 Glendon's Character Defining Elements

The following character defining elements were derived from Glendon's location on the Don River, and the qualities that have endured from its origins as a private country estate, through the last 50 years as a university campus.

## CDE1.

### A Node on Toronto's Ravine System



Glendon is located on the West Don River with a watershed that stretches from Oak Ridges Moraine to Lake Ontario. Campus buildings are located in the Upper Campus with sports fields and parking in the Lower Campus and valley. The campus is a node along the valley trail system that connects Glendon to the entire West Don River trail system.

## CDE2.

### Cultural Legacy



Glendon has a rich cultural legacy from its beginnings as a country estate in the 1920s, through its use by the University of Toronto's Department of Botany and Forestry, Faculty of Law and the Ontario College of Art in the 1950s to the campus we know today that was built in the early 1960s.

## CDE3.

### Natural Landscapes



Glendon is nestled adjacent to and in the forest of the West Don River. The woodlands frame the sports fields, parking and Proctor Field House in the Lower Campus. The buildings on the Upper Campus are built along the brow of the valley slope. A remnant of the old growth forest buffers the Upper Campus from Bayview Avenue.

## CDE4.

### Pedestrian Focused



Fifty years after the Glendon campus was built, it remains pedestrian focused. Buildings on the Upper Campus are well within a five-minute walk where there is still a "succession of experiences" as envisioned when the campus was first planned – walking through quads, gardens, woodlands, down (and up) the ravine slope

## CDE5.

### Buildings Influenced by Landscape



Similarly, fifty years later when direction set that "site will dominate the building", campus buildings are defined by the landscape that surrounds them. Large windows of the Centre of Excellence provide expansive views to the forested ravine, Glendon Hall terraces overlook the valley, the Library study spaces overlook the Rose Garden, residence rooms overlook the Event Quad. No buildings are taller than the tree tops.

## CDE6.

### Buildings Define & Frame Space



Low buildings on the Upper Campus define the quads, gardens and lawns creating safe pedestrian scaled spaces framed by the “*rhythmic façade*” envisioned when the campus was originally planned.

## CDE7.

### Topographical Distinction of Upper Campus & Lower Campus



Glendon is united and divided by the West Don River valley that carves through the campus and creates a steep ravine that divides the campus into its Upper and Lower Campus. An elevation difference of 32 m separates the two areas of the campus. A steep road with tight turns connects the Upper and Lower Campus, along with sloping trails and stairs.

## CDE8.

### Meandering Routes



Roads and trails on the Glendon campus form meandering routes through the campus. Small berms and planting directs views from the routes. Paths appear to be well located as there is little evidence of desire lines. The campus paths connect with the extensive valley trails.

## CDE9.

### Being a Good Neighbour



The Glendon campus was developed in the 1960s at the same time as residential development along Valleyanna Drive on its south edge. The two uses have coexisted for decades where residents enjoy open views and access to the campus grounds. Crestwood School and Crestwood Valley Day Camp are located on the north edge of the campus on Lawrence Avenue East where they share an access road with the University. The two condominium buildings on Chedington Place have access from Glendon’s road at Lawrence and Bayview.

## CDE10.

### Parking & Vehicular Circulation



Vehicle access and parking is discreetly located so as not to dominate the campus. There is limited parking on the Upper Campus located at the edges and behind buildings with the majority of parking in the Lower Campus. The narrow Glendon Drive winds through the Upper Campus functioning as a shared space for pedestrians and cyclists, as well as cars.



*York Hall, B Wing*



*Dawn Redwoods at Hilliard Residence*

# Vision 4

## Design Aspirations for Glendon Campus in 1960

In 1960, the Glendon Campus was designed to be *“intentionally loose and informal; no attempt has been made to seek monumentality, either in the plan form or in the buildings themselves”*. The campus was designed to be *“essentially a pedestrian campus where the observer will enjoy a succession of experiences, the enclosed quadrangle with its raised walk, the exciting circular shape of the Senate Chamber against a rhythmic façade of a classroom unit, the sculptural form of the lecture theatre and its open court, and the colour and texture of mellow brickwork seen at all times through a screen of trees”*.

*“Always and at all times it is hoped that the site will dominate the building, and that those who work and study at York University will enjoy an environment unique in Canada”*.

(Thomas Howarth, Master Plan, Initial Proposals, York University, October 13, 1960)

With virtually no expansion since the mid-1960s, except for the 2012 Centre of Excellence addition, the original character of Glendon’s buildings and landscape has remained unchanged. The landscape is the dominant feature of the Upper Campus with its quads, Event Lawn, Rose Garden and many specimen trees. Buildings are not monumental, nor do they visually dominate the beautiful lawns, trees and forests of Glendon. The pedestrian focus of the campus has been preserved, particularly since the majority of parking is located on the Lower Campus. This relationship requires a walk through the ravine, up the forested slope to the Upper Campus where all of the buildings are within a short walk. Few cars travel on Glendon Drive that winds its way around the academic buildings in its original alignment from when the Campus was a country estate.

The following Vision demonstrates how new buildings to support a future student population of 4,000, and deliver student amenities and upgraded residences, can be accommodated without impacting the cherished character of the Glendon Campus. The Vision is based on a fundamental premise to protect the character defining elements of Glendon – elements that have endured from its beginning as a country estate, through the last 50 years as a university campus. Glendon Hall, the Gatehouse, the Campus gates and iron fence on Bayview Avenue are all included on the City of Toronto’s Heritage Register. The Campus courtyards and gardens remain as the focus for a backdrop of buildings. Both the Campus and external communities value the existing character of Glendon, nestled against and in the ravine, beyond the wooded edge on Bayview, through the iron gates.

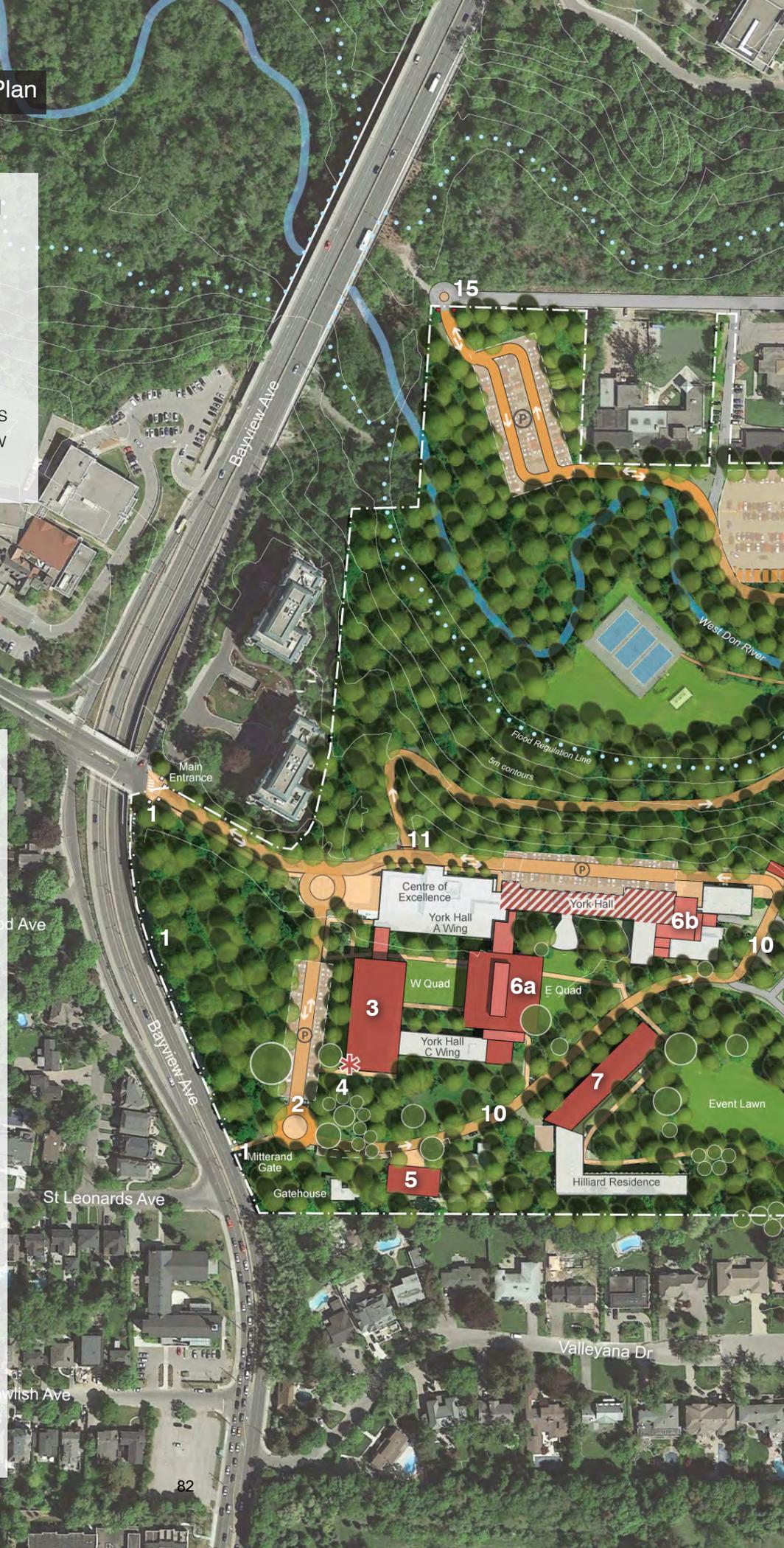
The Demonstration Plan on the next page and the following sections describe the core components of the Campus Vision:

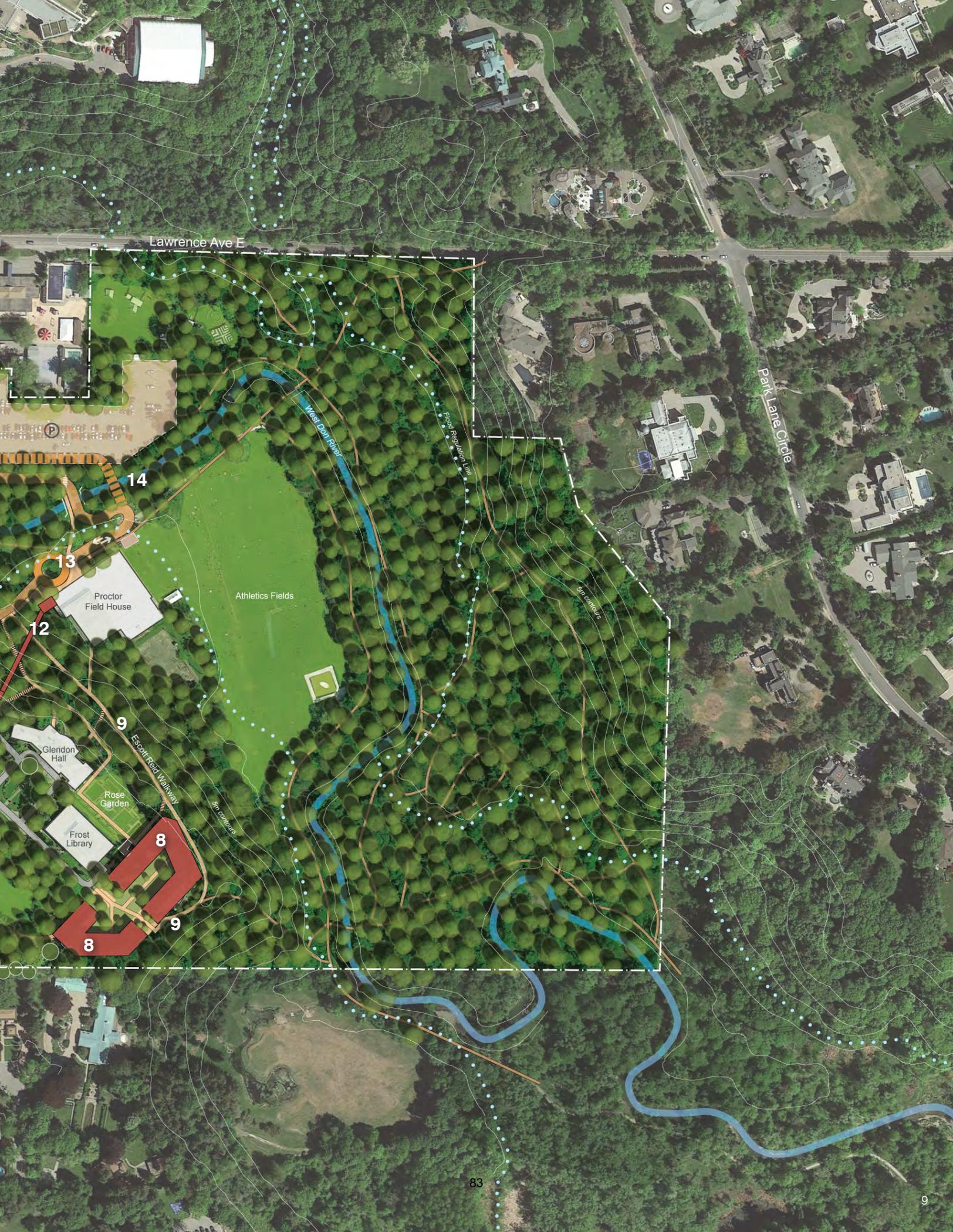
- new academic buildings and residence;
- Glendon access;
- Glendon’s ravine landscape; and,
- Glendon’s cultural landscape.

# Glendon Campus Demonstration Plan

Depending on final design, architectural studies confirm between 136,000 sq ft and 156,000 sq ft of new academic space could be built on the Campus in locations **3**, **6a**, and **6b**. In addition, about 480 new residence beds could be accommodated by implementing both scenarios for upgrading student residence. A description of key elements of the Demonstration Plan including new buildings and improved access follows.

- 1** Protect & restore entrance gates & fence
- 2** New turnaround
- 3** Courtyard Academic Building
- 4** Building feature that enhances Glendon's 'presence' to Bayview Ave
- 5** Francophone House
- 6a** York Hall, B Wing replacement
- 6b** York Hall additions/renovations
- 7** New Hilliard Residence wing
- 8** Wood Residence replacement
- 9** Enhanced Escott Reid Walkway
- 10** Improvements to Glendon Drive
- 11** Controlled access to Ravine Drive
- 12** Enhanced pedestrian connection between Upper and Lower Campus
- 13** New turnaround
- 14** New road bridge and fire route to Proctor Field House
- 15** New North Entrance
- Noteworthy trees





Lawrence Ave E

Park Lane Circle

West Don River

Food Restoration Line

5m contours

Athletics Fields

5m contours

Escort Road Walkway

Proctor Field House

Glendon Hall

Rose Garden

Frost Library

14

13

12

9

8

9

8

## 4.1 New Academic Buildings and Residence

Zones for possible expansion were identified in the early stages of the exercise following an analysis of existing conditions and gaining an understanding of the character defining elements of the campus. These zones were identified such that they do not diminish, and where possible enhance, the elements that define Glendon's character such as its cultural legacy, its natural landscapes, the pedestrian focus and its buildings that define and frame space.

Six zones for possible expansion of academic space and residence were identified, as illustrated on the map on the facing page. Zone 5 was identified as it was above the flood line and in a location previously used as a rink. It was subsequently eliminated due to the policy restrictions of the "Natural Area" designation that applies to almost all of the Lower Campus, as set out in the City of Toronto Official Plan.

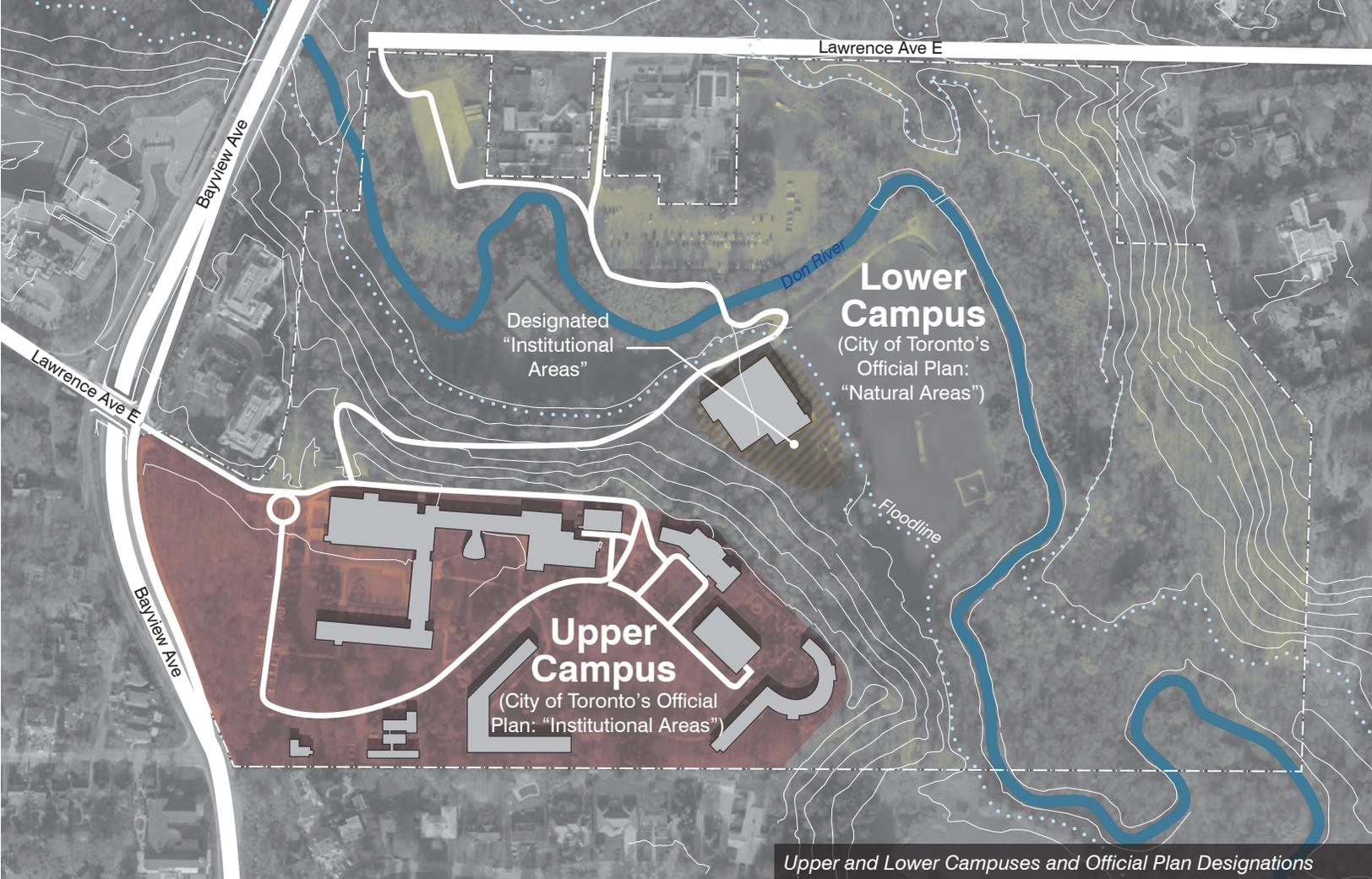
Zone 3 was eliminated from further consideration due to impact on the Event Lawn and proximity to neighbours to the south.

Zones **1**, **2**, **4** and **6** were carried forward to illustrate scenarios for building expansion.

**Zone 1** provides an opportunity to enhance the visibility of the campus while concentrating expansion next to existing academic buildings. Building expansion in this location could also enclose the West Quad. Zone 1a identifies an opportunity identified by the campus community to renovate and expand York Hall in association with a new building.

**Zones 2** and **6** were carried forward to explore options for upgrading student residence in locations that are currently used for student residence.

**Zone 4** provides an opportunity to enhance visibility of the campus and to replace the aging Student Services building.



## New Academic Buildings

The following two scenarios illustrate how the incremental expansion and/or renovation and re-purposing of portions of Glendon Hall can occur to meet future academic space requirements. Up to approximately 156,000 sq ft of new academic space is possible if both scenarios are built, which would increase the amount of academic space on the campus to approximately 516,000 sq ft - enough to accommodate 4,000 students at a ratio that exceeds the York University average amount of academic space per student.

### Zone 1: Courtyard Academic Building

A new building located at the west entrance to the campus directly south of the Centre of Excellence reinforces the arrival experience. A new three to four storey building in this location would create a landmark entry to the Upper Campus, and with a special feature to articulate the south west corner of the facade, would enhance visibility of the campus from Bayview Avenue. At three storeys, the building would provide 60,000 sq ft of new space or 80,000 sq ft of new space at four storeys.

This building location also encloses and defines the West Quad, complimenting both the Centre of Excellence and York Hall. The scenario illustrates a building footprint sized to accommodate new teaching and lab space and student common space. Links to York Hall's South Wing and the second floor of the Centre of Excellence would integrate this building into the academic precinct. Careful calibration of the floor to floor heights will be required for integration with York Hall's C Wing. Given the historical significance of the Senate Chamber, consideration should be given to integrate it into the new building. A main entrance along Glendon Drive, or at the southwest corner, will provide a distinct address for the new building.

The new building should be set back from a row of mature Norway Spruce trees. Trees on the north edge of the site are unhealthy and beginning to fail, with the exception of a young European Beech that could be replaced. Construction in this location should protect the mature Eastern White Pines, Red Oak and Linden on the south side and identified as 'noteworthy' specimens in section 4.4.

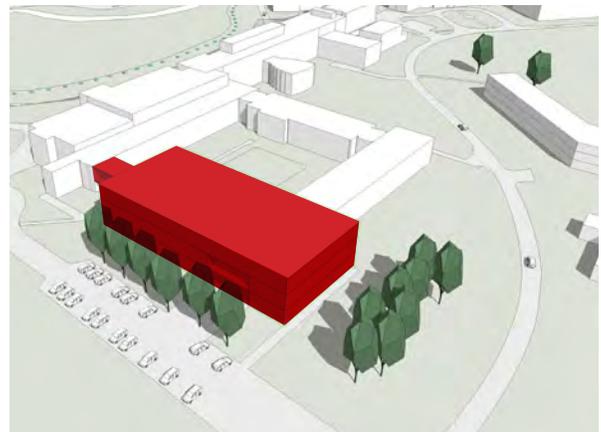
*Courtyard academic building*



*Existing conditions*



*3-D built form massing of courtyard academic building*





*Artist's conception of a courtyard academic building viewed from the south gate*

## Zone 1a: Renovate and Infill York Hall and York Hall B Wing

This scenario proposes a new three storey atrium building to replace the existing, narrow York Hall B Wing and to renovate the existing York Hall academic complex.

The creation of a new B Wing, with the appropriate width and column structure, would have new teaching and lab space. The location of this building maintains the link between the south and north wings of York Hall and Centre of Excellence. If limited to three stories, a new B Wing would provide approximately 63,000 sq ft of new space. At four stories, 84,000 sq ft would be provided.

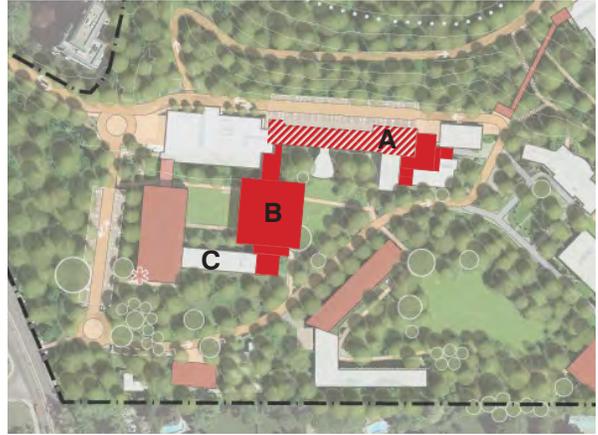
The B Wing's central location would create a new façade to both the West Quad and the East Quad. There is an opportunity to provide a ground floor student commons facing east to animate the East Quad and create a central hub for the campus. A main entrance along the Glendon Drive would provide a new, clear south address.

Two “noteworthy” trees - an Amur Cork and Ginkgo Biloba (see section 4.4) - will require transplanting to accommodate the new building. Though sizeable trees, current techniques have made possible successful transplantation.

Renovation of York Hall would create more appropriate teaching, student and administration space creating a link between the Centre of Excellence and the B Wing. It would be the ideal location for student focused administration functions for the university. There would also be an opportunity to create expansive views from the interior spaces overlooking the ravine.

Infill and renovation to create an addition at the east entrance adjacent to Central Services, would provide a more expansive and universally accessible entrance to the academic complex, and an opportunity to establish an enhanced arrival and pedestrian access from the Lower Campus parking identified as #12 on the Demonstration Plan. It would also frame the view of Glendon Hall, fill the interstitial spaces, and create expanded common space on the ground floor and additional modern classrooms, meeting and office areas on the second and third floors. This addition at the east entrance would provide approximately 13,000 sq ft of new space.

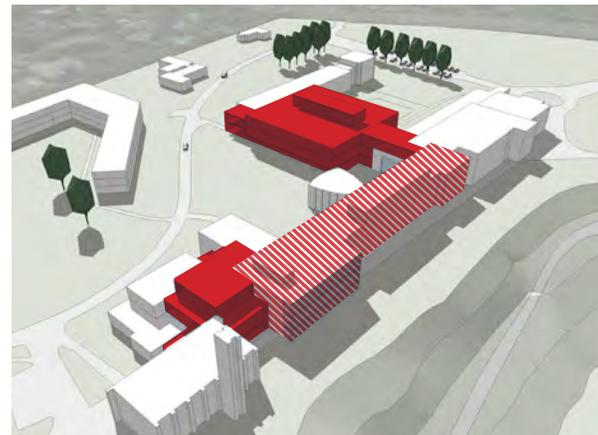
*Renovate and infill York Hall and York Hall B Wing*



*Existing conditions*



*3-D built form massing of renovating and infilling York Hall*





*Artist's conception of a new building to replace York Hall B Wing - viewed from the east*

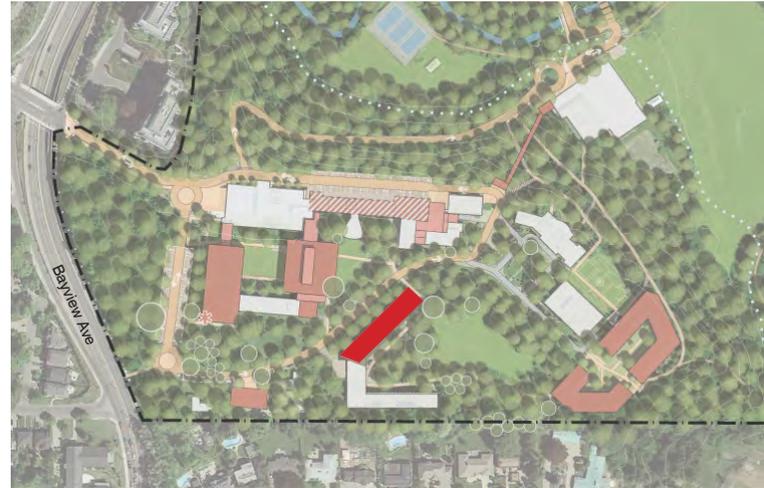
## Student Residences

The existing Campus residences were built in the mid 1960s along with the other Campus buildings. While there have been renovations over the past few years, the opportunity exists to improve the quality of residence room to meet the expectations of university students today. About 20% of Glendon students live in residence. The Wood Residence has 189 rooms and Hilliard Residence has 215 rooms. The following two options offer opportunities to upgrade the quality of, and increase the amount of residence rooms on the Campus: the replacement of one wing of the Hilliard Residence and the full replacement of the Wood Residence.

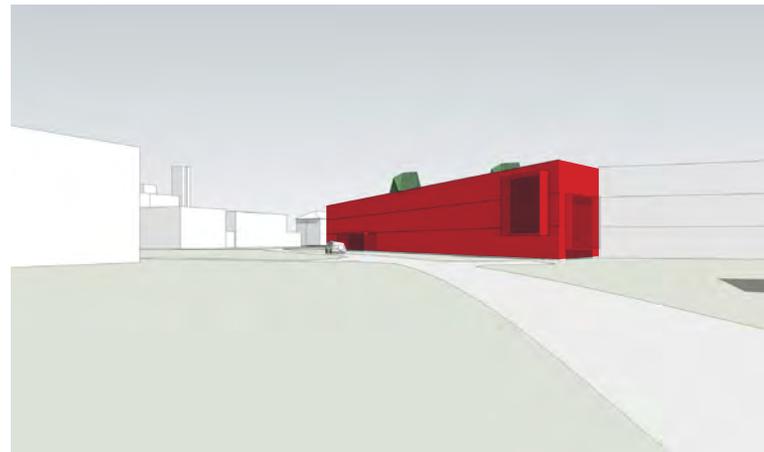
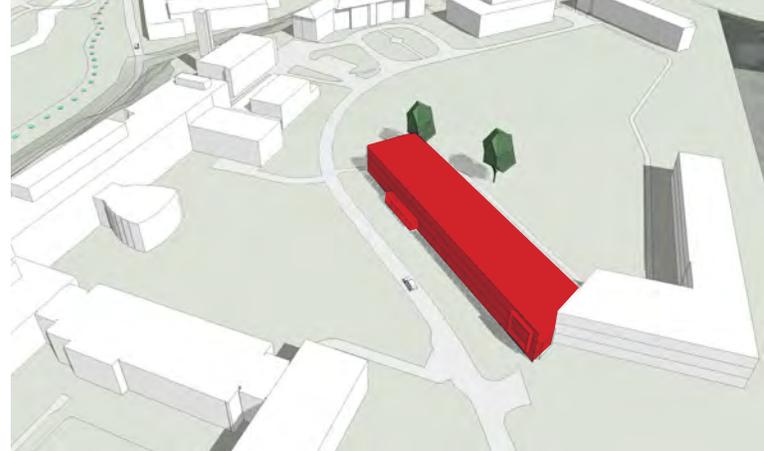
### Zone 2: Replacement Wing for Hilliard Residence

One option to increase residence rooms is to replace the north wing of the existing Hilliard Residence by creating a new wing with optimal residence room configuration and community space. Flanking Glendon Drive, this option would maintain the existing relationship with and not encroach on the Event Lawn, and protect “noteworthy” trees and views. The building footprint of the new wing would be located where the existing wing is located. A new residence wing in the 3 to 6 storey range could accommodate 120 to 240 new residence rooms.

*Replacement wing for Hilliard Residence*



*3-D built form massing of replacing a wing of Hilliard Residence*



## Zone 6: Wood Residence Replacement

Another option to upgrade and increase residence rooms is to replace the existing Wood Residence. The scenario illustrates two new residence buildings forming a courtyard that would become a new node connecting the end of Glendon Drive and the Lower Campus via Escott Reid Walkway. A new residence in this configuration provides an opportunity to consolidate a large number of rooms with optimal configuration, and to create new internal and external community space. The south-west building would frame the Event Lawn and the north-east building would frame the Rose Garden. The two courtyard buildings should be positioned to enable a clear connection for Escott Reid Walkway to pass through the buildings to the Upper Campus. A new Wood Residence could provide about 430 new residence rooms, replacing the current 189 rooms.

Wood Residence replacement



3-D built form massing of new Wood Residence



## Community-focused Building

### Zone 4: Francophone House

The Campus community expressed interest in a community-focused building along the south edge of the campus near the Mitterand Gate. This option illustrates a new 2 storey building adjacent to the historic Gate Cottage. To accommodate this option, the Student Housing Services/Security Service and Transportation Service Building would be removed along with the small parking area. These campus service uses would be relocated elsewhere on the campus.

The opportunity exists to create a free-standing building, or one that is integrated with the historic Gatehouse. The modest building would offer a new community focus and visibility close to Bayview Avenue, and would be easily accessible from parking.

Community-focused building



3-D built form massing of community-focused building



## 4.2 Glendon Access

The West Don River passes diagonally through the campus, creating a steep ravine and a significant change in elevation that divides the campus into two distinct parts, “Upper” and “Lower.”

The Upper Campus is perched on the top of the ravine and contains the academic buildings and about 30% of the parking spaces. It is accessed via a private driveway which is the easterly extension of Lawrence Avenue East at the point where Lawrence Avenue East crosses over Bayview Avenue. A second access point, known as Mitterand Gate, is located 210 metres to the south on Bayview Avenue and is closed to vehicles.

The Lower Campus is about 30 metres lower in elevation than the Upper Campus, and contains the athletic

facilities and 70% of the parking spaces. It is accessed via Ravine Drive which is a narrow one-way, vehicle-only road that snakes down the ravine slope from the Upper Campus, as well as from two driveways that connect the parking lots to the continuation of Lawrence Avenue East. One of these driveways splits the Crestwood School and Crestwood Valley Day Camp. A staircase and trail along the ravine slope provide pedestrian and cyclist access.

Options to improve access were explored including modifications to both Glendon Drive and the Ravine Drive. Opportunities to enhance access for pedestrians, cyclists and for transit riders were also explored. The current supply of parking on the campus is adequate to accommodate the demands with expansion.



*Stairs between Upper and Lower Campus*

## a. Glendon Drive – Upper Campus

Glendon Drive has encircled the Upper Campus since Glendon's days as a residential estate. It remains in the same location, but has been modified over the years. It provides a clear asphalt-paved travel route generally ranging between 4.5 - 5.0 metres in width, with movable curbs along the edges. In its current form, the Drive is also signed as a fire route. The southern portion of Glendon Drive meanders through the heart of the Upper Campus with vehicles circulating counterclockwise from the south end of the Bayview parking lot, while the north and west legs support two-way vehicular circulation.

In order to reduce the number of vehicles that enter the pedestrian focused Upper Campus core, a second turn-around could be introduced at the south end of the Bayview parking lot, just inside the Mitterrand Gate. The turn-around would enable vehicles to more easily exit from the campus by turning north to access the main driveway to Lawrence Avenue, instead of circulating through the Upper Campus core to the east. It is also possible to strengthen the pedestrian focus of the Upper Campus by reconceiving Glendon Drive as a shared roadway space, especially through the Upper Campus core, by using paving materials, edge treatment (e.g. rolled curbs, bollards etc.), and adjacent landscape treatment to clearly establish a route deliberately designed to be shared by pedestrians, cyclists, and vehicles.

Fire route provisions differ from the current Ontario Building Code in a number of locations and may be required to be upgraded in the future in relation to new development on campus. However, they are currently considered to be acceptable by the fire chief. As future development is undertaken on campus, it is recommended that the fire chief be consulted to discuss strategy moving forward.

### Opportunity

- 1 In conjunction with academic expansion, Glendon Drive could be enhanced to a new design standard and to meet Ontario Building Code requirements.
- 2 To prevent vehicle infiltration to the Upper Campus, build a second turn-around at the south end of the parking lot.

Glendon Drive



Glendon Drive today



Examples of shared streets in Boulder (Colorado) and London (UK)



## b. Ravine Drive – Lower Campus

Vehicular connection between the Upper and Lower campus is provided via Ravine Drive which is a steep and winding one-way road that has existed at its current location since before Glendon became a university campus. It snakes down the ravine slope from beside the Glendon Centre of Excellence on the Upper Campus to the junction with Escott Reid Walkway on the Lower Campus. From there it continues past the Proctor Field House, around a sharp bend and over a narrow bridge across the West Don River, to parking, and an entrance to Lawrence Avenue East.

Ravine Drive connects the discontinuous east and west segments of Lawrence Avenue East, and as such, provides easy access to the Crestwood School and Day Camp and the neighbourhood north east of Glendon. The road appears to be well used as a convenient shortcut by non-Glendon related traffic, particularly during school drop-off and pick-up times.

Ravine Drive also provides emergency and service vehicle access to the Proctor Field House. Since larger emergency and service vehicles may not be able to negotiate the sharp bend and narrow bridge over the West Don River, they are also permitted to travel back up Ravine Drive (against traffic) to the Upper Campus. When Ravine Drive is being used in this manner, a red light is activated at its entrance on the Upper Campus to warn other drivers.

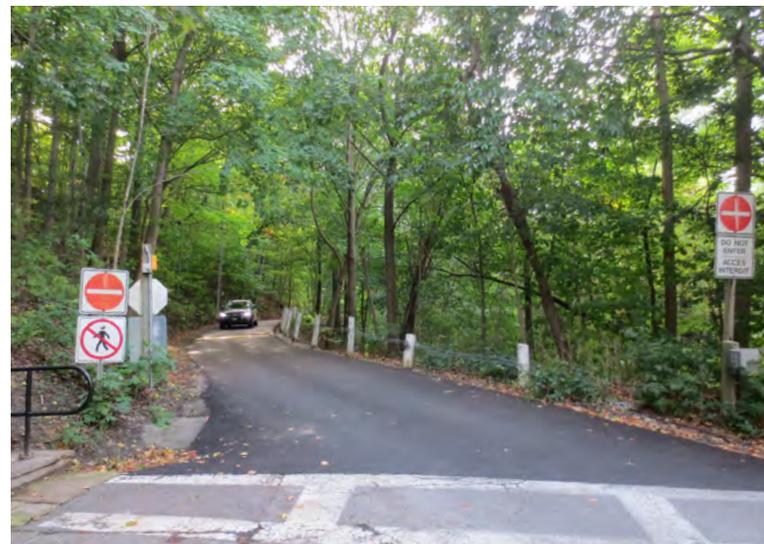
### Opportunity

- 1 To improve emergency and service access to Proctor Field House, a new bridge over the West Don River could replace the existing bridge to accommodate a new fire access route from Lawrence Avenue East in the valley.
- 2 Identify a new entrance and clearly demarcated fire access route through the west parking lot in the Lower Campus.
- 3 Eliminate cut-through traffic using Ravine Drive by installing a gate at the top of the hill controlled with a campus pass card.

*Existing Lower Campus access*



*Ravine Drive at bottom of ravine slope*



*Ravine Drive as it passes in front of Proctor Field House*



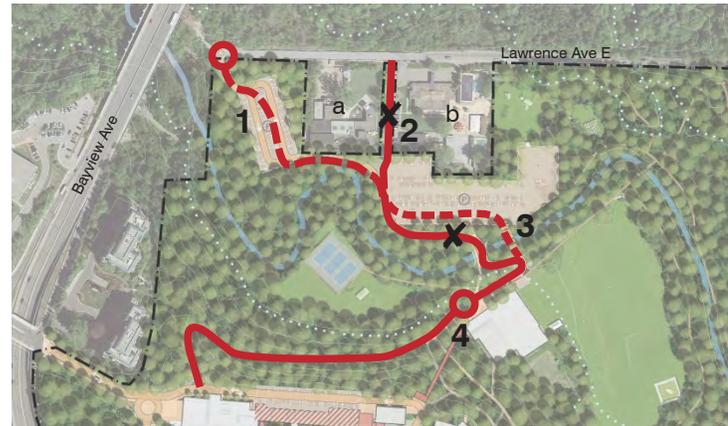
### c. Shared Driveway with Crestwood School

The driveway to Lawrence Avenue East is a convenient cut-through route for non-Glendon traffic that passes directly through an area used for pick-up and drop-off by the Crestwood School and Crestwood Valley Day Camp. The resultant condition places pedestrians (especially children) in direct conflict with moving vehicles. To avoid this conflict, an alternative access from Lawrence Avenue East should be established through the parking lot in the north west corner of the Lower Campus.

#### Opportunity

- 1 Consider relocating Glendon's access west to enter through the parking lot to eliminate a dangerous conflict with children.
- 2 Consider establishing a clear vehicle route through the parking lots in the Lower Campus.
- 3 Consider establishing a clearly identified entrance to Glendon from the west end of Lawrence Avenue East in the valley.

*Ravine Drive and Lower Campus access with relocated entrance through west parking lot (1 dashed), access through Crestwood School closed (2), rerouted emergency access over a new bridge (3 dashed) and a turn-around at the Proctor Field House (4)*

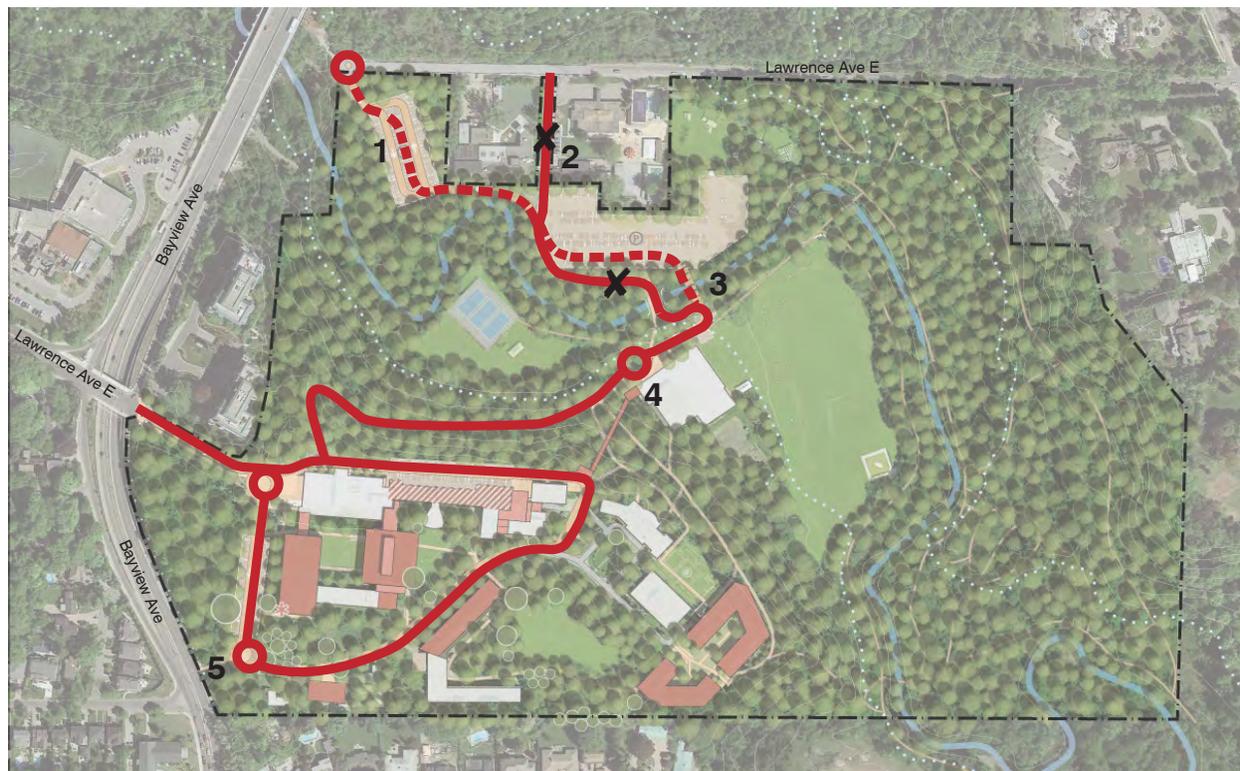


*Existing shared road with Crestwood School*



*Access network showing Glendon Drive and Ravine Drive*

- 1 Relocated entrance through west parking lot (dashed)
- 2 access through Crestwood School closed
- 3 rerouted emergency access over a new bridge (dashed)
- 4 turn-around at the Proctor Field House
- 5 turn-around at south end of parking lot



#### d. Pedestrians

Fifty years after the Glendon campus was built, it remains pedestrian-focused. The challenge for the future is to maintain this character while accommodating growth. All of the buildings on the Upper Campus are well within a five-minute walk of each other. As originally planned, there is still a “succession of experiences” – walking through quads, gardens, woodlands, down (and up) the ravine slope.

The Upper Campus is crisscrossed by a number of walkways; however, there are some important missing links which are evident by well-worn dirt paths. The narrow, low-speed Glendon Drive operates as shared space comprising an important connection.

The Upper and Lower Campus are connected via a staircase and a historic gravel trail called Escott Reid Walkway.

- » The staircase (101 steps, **1** on map to right) winds down the ravine slope from behind Central Services on the Upper Campus to the vicinity of the Proctor Field House on the Lower Campus.
- » Escott Reid Walkway (**2** on map to right) is a gravel trail that extends from a service area behind the Wood Residence on the Upper Campus to the vicinity of the Proctor Field House on the Lower Campus. Its alignment is that of a former road that was decommissioned around the time of the construction of the Wood Residence, and has a width of 4.5 to 6 metres and grades ranging from 8 to 10%.

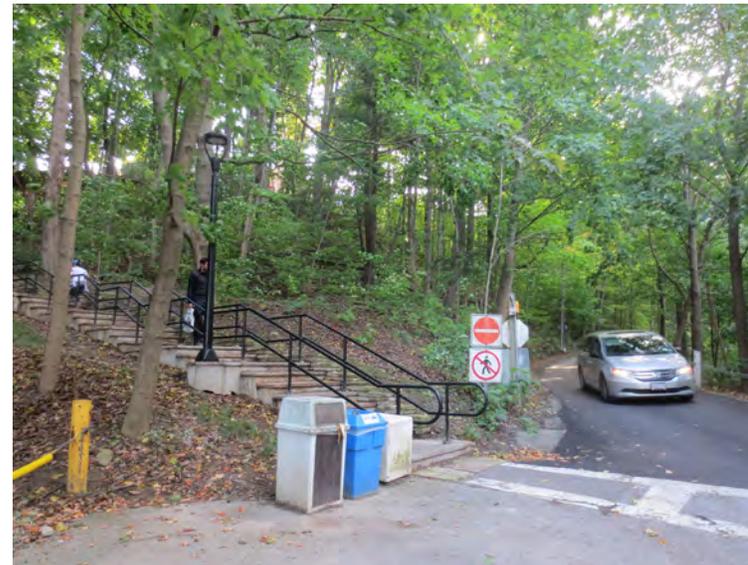
Pedestrian access (**3**) through the Mitterand Gates on Bayview Avenue, as well as through the main gates at Lawrence Avenue East is unchanged.

The Lower Campus also features trails along the West Don River which connect to the larger Don Valley trail system via Sunnybrook Park. However, they are not illustrated on the City’s trail map, so there is limited public knowledge of the campus as a destination along the trail system.

*Key pedestrian connections and access*



*Staircase between Upper and Lower Campus*



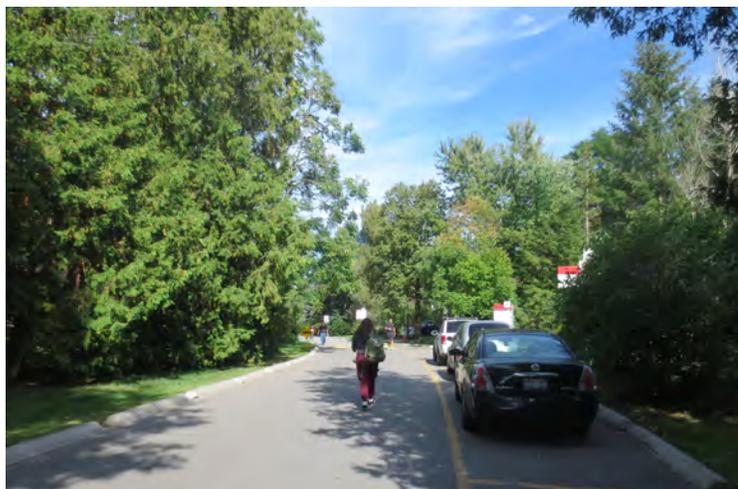
*Escott Reid Walkway*



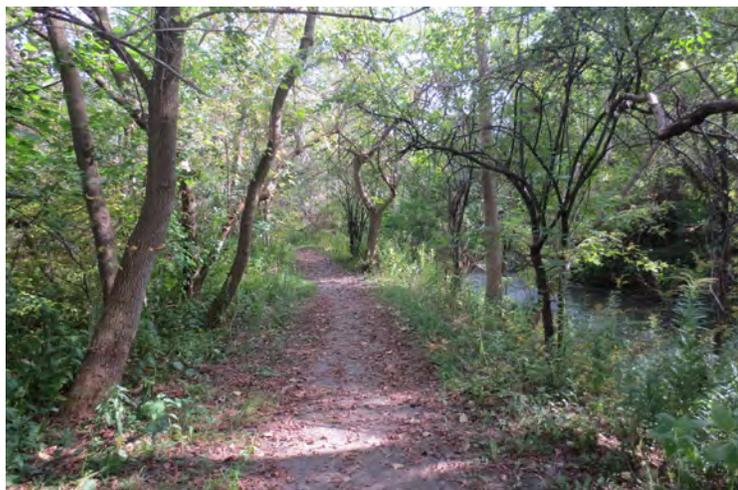
## Opportunity

- 1 To provide safer and easier pedestrian access between the Lower and Upper Campus, and to meet AODA requirements for accessibility, a new form of pedestrian access should be considered. The concept of an elevated and enclosed pedestrian walkway with an elevator was investigated by the University in the past.
- 2 To enhance the connection between the Lower and Upper Campus for pedestrians with all abilities, the Escott Reid Walkway could be regraded and resurfaced.
- 3 To formalize the south end of the Escott Reid Walkway behind the Wood Residence, the route should be clearly demarcated through the rear service area. The Walkway should be clearly signed and extended to connect with Upper Campus walkways.
- 4 York University could meet with the City of Toronto's Natural Environment Trail Program team to discuss opportunities to improve awareness of the Glendon campus on the City's trail network.
- 5 To improve the pedestrian circulation network, an audit could be completed to identify informal paths to be upgraded.

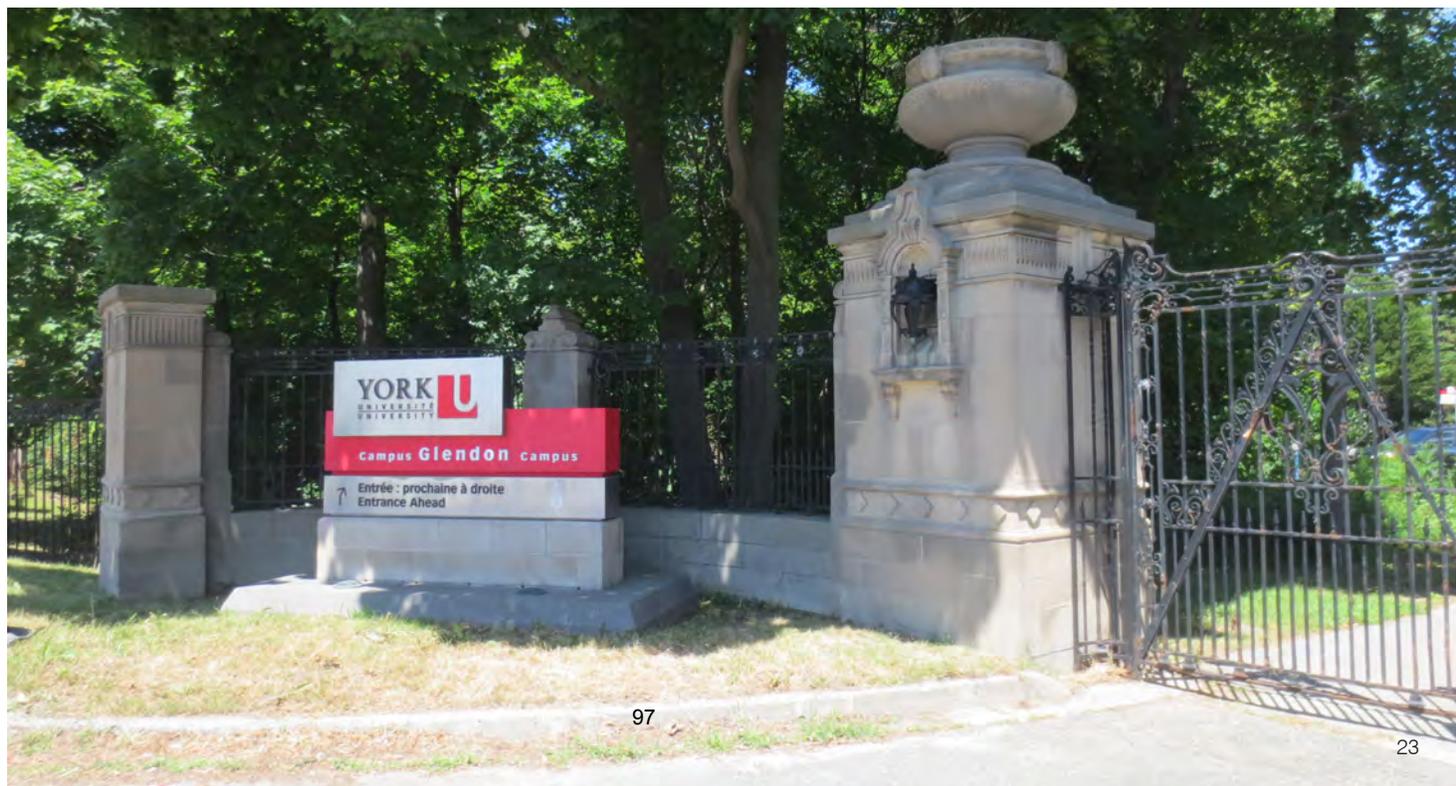
*Mixed pedestrian and vehicular traffic on the Glendon Drive*



*Trails in the Lower Campus*



*Mitterand Gate*



## e. Cyclists

Bicycle access to the Upper Campus is provided via Glendon Drive from Lawrence Avenue East and Bayview Avenue. There are bike lanes on Bayview Avenue in the vicinity of campus, however, they end a half a kilometre in either direction of the campus and do not connect to any other bike infrastructure. New City bike lanes that complete and connect to a broader network would enhance the appeal of cycling to the Campus, and help to reduce car travel to the Campus.

Glendon Drive operates as a shared space for drivers, pedestrians, and cyclists travelling through the campus. Three existing bike racks provide short term 74 bike parking spaces. Bike lockers are also provided adjacent to the Hilliard Residence.

As cycling is not permitted on Ravine Drive, Escott Reid Walkway is the only bike-accessible route between the Upper and the Lower Campus. However, its gravel surface and uneven terrain is not ideally suited for typical commuter bikes.

Bicycle access to the Lower Campus is only available via the two driveways which connect the parking lots to Lawrence Avenue East. One bike rack in the vicinity of the Proctor Field House provides 18 bike parking spaces.

### Opportunity

- 1** To provide a better connection between the Lower and Upper Campus for pedestrians and cyclists, the Escott Reid Walkway could be regraded and resurfaced.
- 2** To enhance the awareness and visibility of the Escott Reid Walkway, it should be clearly signed on the Upper Campus.
- 3** To make access to the Glendon campus more appealing to cyclists, more short-term and long-term bicycle parking facilities could be provided throughout the Upper Campus.

## f. Transit in 2016

Glendon is served by several TTC bus routes and the York University Shuttle Bus between York's Glendon and Keele campuses. TTC bus routes are:

- » **11** operates between the Steeles and Bayview area and Davisville Station
- » **124** operates between Lawrence Station and Sunnybrook Hospital
- » **162** operates between Lawrence Station and Don Mills

The York University Shuttle Bus operates Monday to Friday, between 7:00 am and 11:00 pm and is well used. Transit accounts for almost two thirds of the arrivals to the campus between 8:00 – 9:00 am.

Enhanced transit amenities such as a larger shelter and more seating is required to better accommodate current transit riders, and new riders with increased enrolment, during peak times. Opportunities could also be explored to increase the frequency of the York Shuttle and TTC service to provide sustainable transportation choices for travel to Glendon.

### Opportunity

- 1** To improve the comfort and convenience of the transit rider, a larger shelter and more seating could be considered.
- 2** To get more people to use transit, TTC level of service should be analyzed in collaboration with TTC Service Planning.

### Transit Connections



### Bus stop at the main gates at Bayview Avenue



## g. Parking

A total of 529 parking spaces are provided on campus to meet the needs of students, faculty, visitors, and others, including members of the Glendon Athletic Club located in the Proctor Field House. All campus parking requires either a permit or payment at a pay-and-display machine.

Parking (157 spaces) in Upper Campus lots A, B, and C are available to students, faculty, and staff with “reserved” parking permits. Visitors who have obtained a ticket at the pay-and-display kiosk may also park in specially marked visitor spaces in Lot C (2 short-term spaces) and along the west side of Lot A (31 spaces).

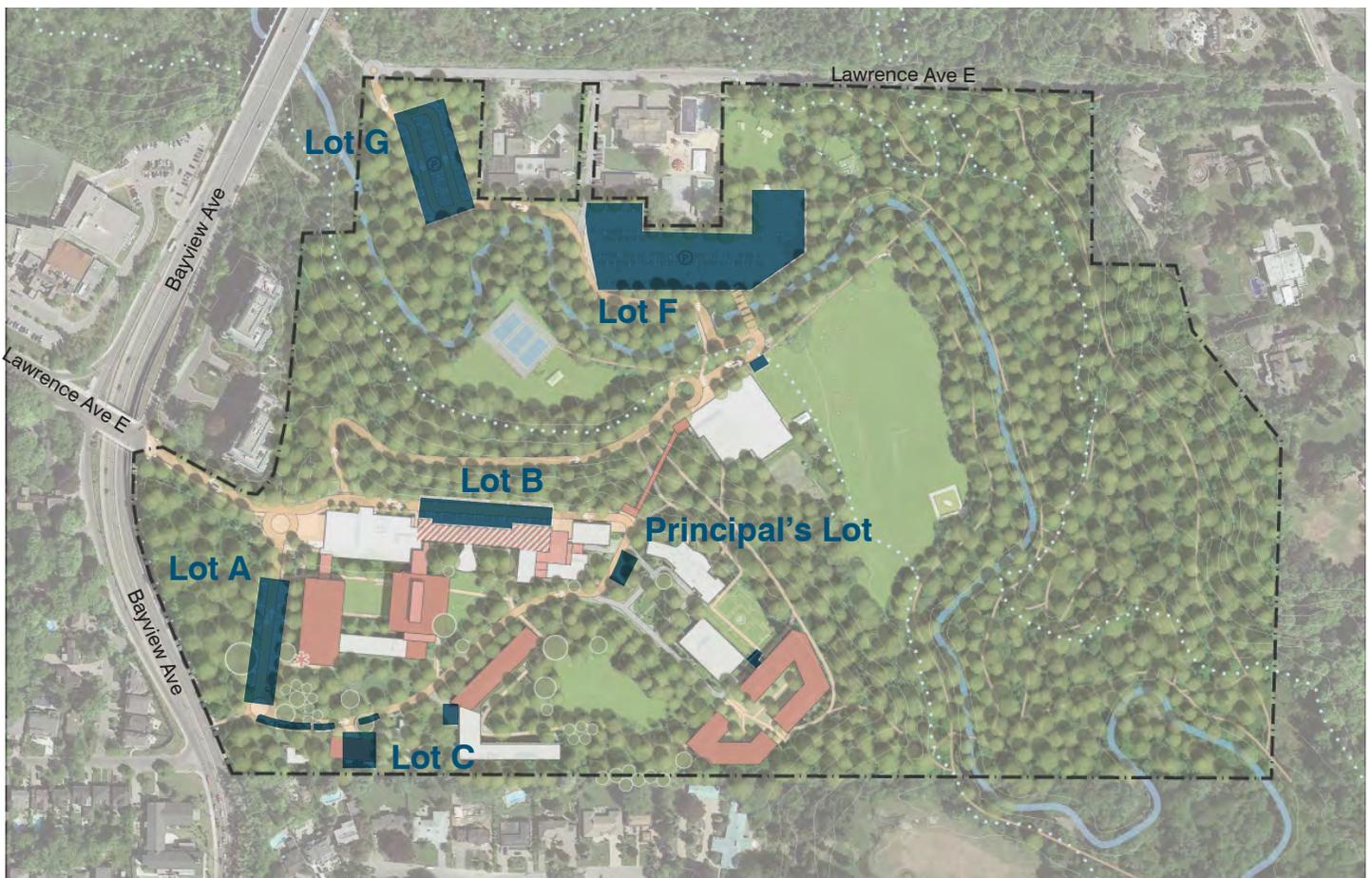
Parking (372 spaces) in Lower Campus Lots F and G is available to students faculty and staff with “unreserved” parking permits as well as Glendon Athletic Club members who have purchased parking permits. Visitors who have obtained a ticket at the pay-and-display parking kiosk may also park anywhere in these lots.

Of the parking permits issued in 2015, about 35% (294) are to students, faculty and staff. The rest (544) are to others, including Glendon Athletic Club members. Peak occupancy of parking is about 55% meaning there is capacity to accommodate additional parking demand associated with new development without requiring new parking.

Crestwood School currently uses a portion of the Lower Campus lots for pick-up and drop-off activity and staff parking. If through ongoing monitoring, it is determined that Glendon can no longer make parking available, Crestwood will need to make alternate arrangements for its parking.

### Opportunity

- 1 In association with identifying a fire route and driveway in the Lower Campus, restripe and reconfigure parking to ensure maximum spaces.



*Parking Lot A in the Upper Campus*



### **h. Service and Delivery**

The University considers existing loading docks adequate to meet current needs. New buildings may require integrated loading facilities.

*Rear of Central Services Building*



## 4.3 Glendon's Ravine Landscape

The Glendon Campus is nestled adjacent to and in the forest of the Don Valley ravine system. The woodlands frame the sports fields, parking and Proctor Field House in the Lower Campus and form the backdrop to buildings on the Upper Campus built along the brow of the valley slope. The regulated floodplain of the river extends nearly all the way to the bottom of the slope, covering the sports fields, tennis courts, and the Crescent School buildings. A remnant of the old growth forest buffers the Upper Campus from Bayview Avenue.

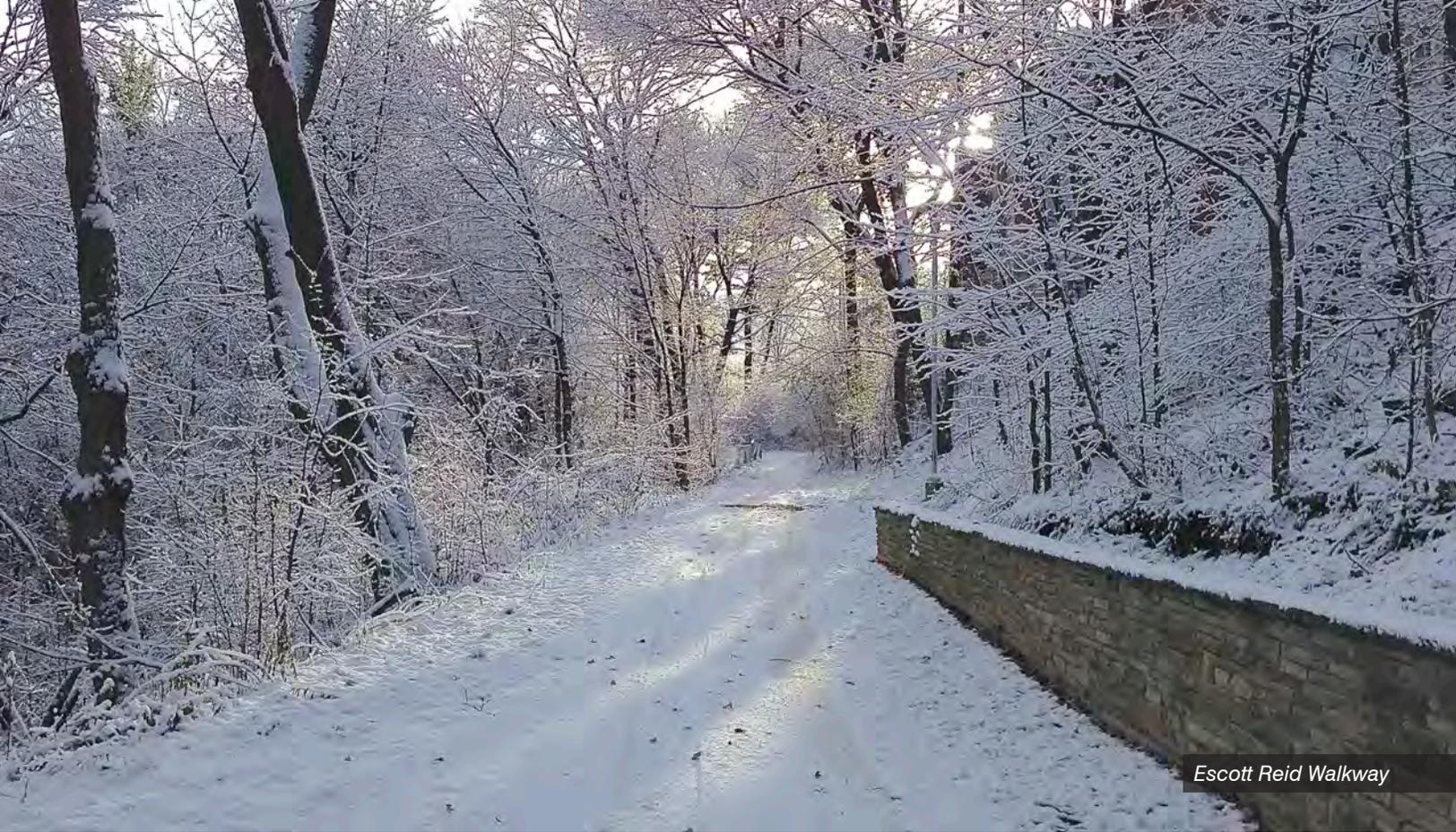
This ravine system connects many city landmarks through a unique ecological system that is connected with an extensive trail network. Ultimately, this ravine system connects Glendon Campus with Lake Ontario. The Don Valley ravine network is one of the most natural and ecologically significant areas of Toronto, playing host to extensive wildlife and plant life. Steep forested slopes divide the campus between the lower and upper ravine landscape. While this natural system is an asset for the campus, it also presents challenges for development.

The Lower Campus is designated as a "Natural Area" in the City of Toronto's Official Plan. The Glendon Forest is also identified as an "Environmentally Significant Area" under Official Plan Amendment 262. These designations do not permit development, and site alteration is limited to trails and viewing areas. Development adjacent to natural heritage systems require a special study to determine impacts on natural heritage features and mitigation measures. Setbacks from the top of the ravine slope and the edge of wooded areas to new buildings will be imposed.

Most of the Lower Campus is below the flood line defined and regulated by the Toronto Region Conservation Authority. Development is not permitted within the flood line.

The steep ravine slopes are slowly eroding and without extensive tree cover, they will erode quickly and detrimentally. Of importance is the tree coverage and species typologies located along the top and bottom of slope. The root system of these trees are the first and most important piece of the puzzle in preventing slope erosion. It is particularly important to retain mature specimens, of which there are many, as they have the most extensive root systems. Along with the trees is an extensive understory of perennials and shrubs with integrated root systems that further aid in the stabilization of the slope.

The City of Toronto is preparing a city-wide *Ravine Strategy* to guide the management, use, enhancement and protection of the ravines, and to promote the coordination of the various agencies to leverage infrastructural investments. The Strategy will be completed in April 2017. It will be important to work with the City to ensure management of the forested slopes on the campus.



Escott Reid Walkway



Glendon on the West Don River

- 1 Keele campus
- 2 G Ross Lord Park
- 3 Earl Bales Park
- 4 Don Valley Golf Club
- 5 Rosedale Golf Club
- 6 Glendon Campus**
- 7 Toronto Botanical Garden
- 8 Sunnybrook Park
- 9 Mount Pleasant Cemetery
- 10 Crothers Woods
- 11 Evergreen Brick works
- 12 Corktown Common

## 4.4 Glendon's Cultural Landscape

Glendon's cultural landscape is central to the campus identity. The formal residential landscape design was part of the early days as an estate in the late 1920s/early 1930s. The winding Glendon Drive and gatehouse leading into the campus from Bayview Avenue and the Rose Garden on the east side of the Glendon Hall are distinct features of the original design. A significant portion of the landscape remains unchanged since that time.

Low buildings on the Upper Campus define the quads, gardens and lawns, creating safe pedestrian-scaled spaces framed by the “*rhythmic façades*” of buildings, as originally envisioned. Campus buildings, none taller than the tree tops, are defined by the landscape that surrounds them. The large windows of the Centre of Excellence provide expansive views to the forested ravine, the Glendon Hall terraces overlook the valley, the Library study spaces overlook the Rose Garden, and residence rooms overlook the Event Quad, the Rose Garden and the ravine.

Much of the Upper Campus remains as an unofficial arboretum with rare mature trees and cultivated horticultural planting beds mingling with more naturalized areas.

While the landscape is appealing from an historic and cultural perspective, York University has inherited a private residential estate, planted and maintained with a different purpose in a different era. With significant investment in academic buildings and student residences through the 1960s, the landscape was not modified to reflect Glendon's role and function as an academic campus.

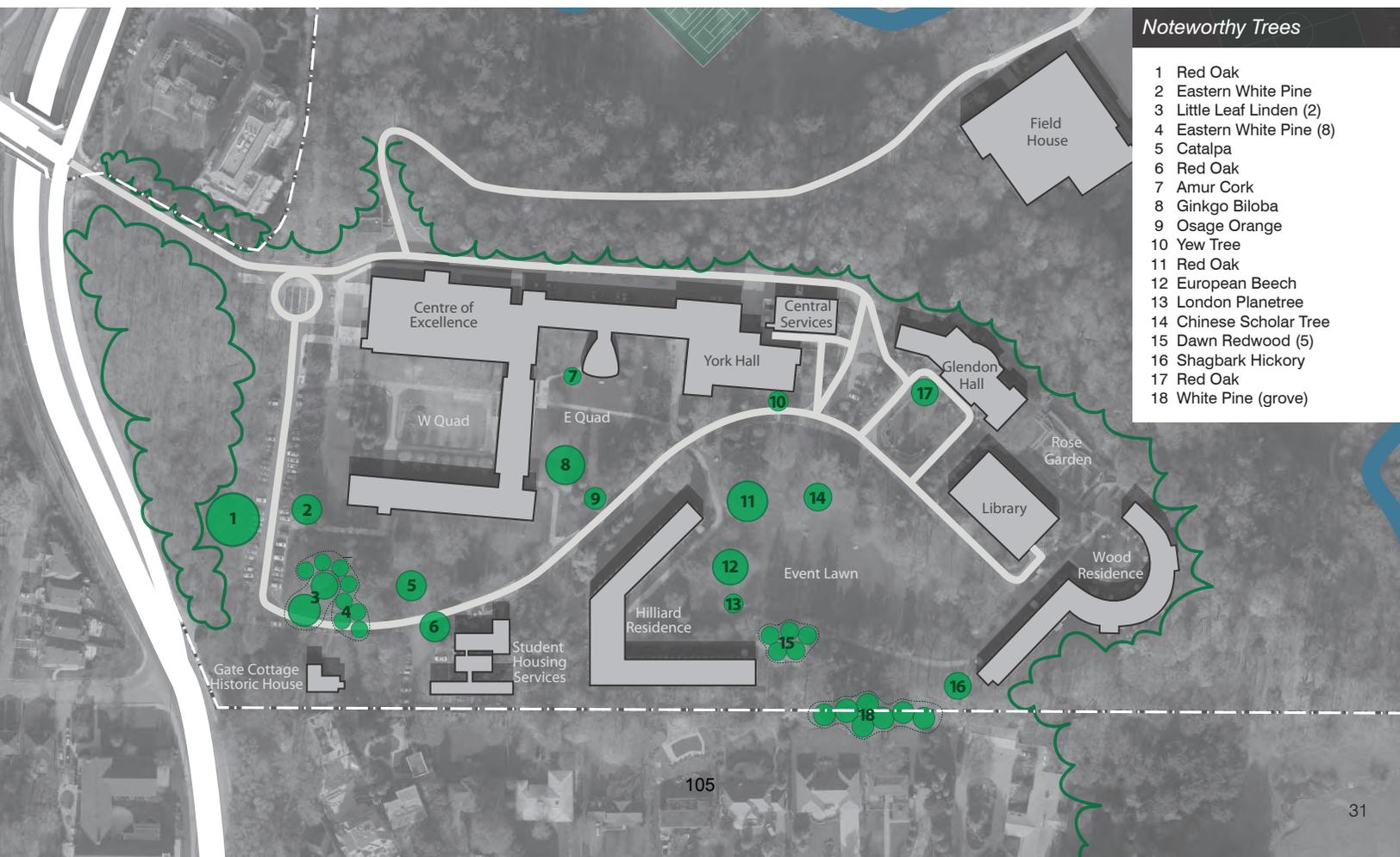
Noteworthy trees that are mature and/or rare and in good condition have been identified (see map opposite). Many of the remaining trees are non-native and do not perform an ecological function such as habitat, breeding or nesting. Furthermore, many of the mature trees (not identified as “noteworthy”) are past their prime and are beginning to decline. There are risks associated with the decline in health of mature trees, especially on a campus where outdoor spaces are heavily used. There is an opportunity to replace the non-native trees with native trees for the campus's ravine edge setting.

Options for new academic space and residences are located to protect, respect and enhance Glendon's landscape. Continued attention to the maintenance of Glendon's quads, lawns and gardens is important to ensure the cherished landscape and unique character of the Campus is protected and enhanced.

A tree management plan for the Upper Campus would identify trees that are healthy, starting to decline, or not healthy to ensure the campus grounds remain free of hazards from decaying trees and that trees are replaced to maintain the landscape character.

### Opportunity

- 1 Consider preparing a tree management plan for the Upper Campus.



**Noteworthy Trees**

- 1 Red Oak
- 2 Eastern White Pine
- 3 Little Leaf Linden (2)
- 4 Eastern White Pine (8)
- 5 Catalpa
- 6 Red Oak
- 7 Amur Cork
- 8 Ginkgo Biloba
- 9 Osage Orange
- 10 Yew Tree
- 11 Red Oak
- 12 European Beech
- 13 London Planetree
- 14 Chinese Scholar Tree
- 15 Dawn Redwood (5)
- 16 Shagbark Hickory
- 17 Red Oak
- 18 White Pine (grove)



Leslie Frost Library

# Implementation 4

The University is subject to the City of Toronto's statutory planning approval process including the Official Plan, Zoning By-law and Site Plan Approval.

Glendon has two designations in the Official Plan: the Upper Campus is designated an Institutional Area and the Lower Campus is designated a Natural Area. While this Vision embodies elements of a master plan, further discussion with the City may be required with respect to establishing the parameters for any proposed development.

The Campus Vision will be used to guide the detailed planning and design associated with new buildings, infrastructure improvements or public realm enhancements. A number of studies will be required as part of the approvals process for development projects.

## **Zoning By-law**

Compliance with the City's Zoning By-law will be required for any new development with completion of a Zoning Examination Report. An amendment or variance would be required for deviation.

## **Site Plan Control**

The City's Site Plan Control process will reference the Campus Vision for the planning rationale and context. Site Plan Control will only be applied to buildings and parking structures, and not to public realm improvements. A series of technical studies will be required as part of the process.

## **Transportation Impact Study**

A Transportation Impact Study may be required as part of the Site Plan Control process if changes to access from a municipal street are proposed (including pedestrian crossings). Changes to the Bayview Ave and Lawrence Ave E entrances that may impact traffic will require a Study.

## **Parking Study**

Based on preliminary studies, campus parking demand is well below the parking rates set out in the prevailing Zoning By-law. A parking study will be required as part of a Zoning By-law Amendment Application to further assess and develop the appropriate parking rates to meet current and future needs of the campus.

## **Heritage Impact Assessment**

A Heritage Impact Assessment will be required to assess the potential impacts of a development or site alteration on cultural heritage resources. In Glendon's case Glendon Hall, the Gatehouse and the main Entrance Gates are listed on the City of Toronto's Heritage Register and would require an Assessment when nearby changes may have an impact.

## **Functional Servicing Report**

A Functional Servicing Report is required to demonstrate that it is feasible to service the proposed development with storm sewers, sanitary sewers and watermains. The report will identify the existing servicing constraints and discuss servicing upgrades that may be required to support the proposed development.

## **Natural Heritage Impact Study**

A Natural Heritage Impact Study may be required for development proposals adjacent to natural features such as valley slopes and floodplain. The Study would outline recommendations for mitigating measures.

## Glendon's Cultural Heritage

The Glendon campus was the country estate of Edward and Agnes Wood who, in 1920, acquired the farmland that was to become Glendon Hall. Respected financier E.R. Wood had established Dominion Securities and became one of Canada's most affluent men, serving on the boards of several notable institutions including the Bank of Commerce, Canada Life, National Trust, the Grand Trunk Railway and Dominion Securities. The family moved to Glendon Hall in 1924.

Glendon Hall was developed over several years, with land acquisition, site planning and construction undertaken between 1920 and 1924. The Township of North York approved the relocation of a road allowance that divided the property, Bayview Avenue, into two parts to make the property into one land parcel.

The site plan placed the new manor house on the brow of a hill overlooking the valley and auxiliary buildings to the west. Landscape improvements began transforming the site into a country estate in 1921 with entrance gates, an internal road system with a drainage system and screen planting along the south and west sides of the property. The estate included the main residence, a two-storey garage and heavy equipment building with a chauffeur's apartment, a centrally heated double greenhouse with a potting shed, a gatehouse and a farm manager's residence, barn and outbuildings in the valley.

*Canadian Homes and Gardens* (September 1926) describes the estate grounds noting a formal, broad, serpentine drive lined with ribbon borders of shrubs and flowers and evergreens entered the site from the southwest corner to provide access to the manor house and its associated buildings on the plateau. In front of the manor house the drive circled to a *porte-cochere* at the main entrance. The area within the drive was planted initially with four small evergreens, regularly arranged. A park that included the retained apple orchard and expansive lawns with large trees, ornamental plantings and a summerhouse (pavilion) was located to the south of the house. A formal garden was located to the east of the house with bowling green/tennis court, cutting garden and nine-hole putting green beyond. A two-level

Rose Garden, 1960



Glendon Hall, 1960



terrace, connected with curving stairways, extended across the north side of the house. Part of the hillside was converted into a rock garden set amongst mature trees. A service drive to the north of the formal drive provided access to the greenhouse and the rear of the garage. The Bayview Avenue right-of-way connected the main drive to the south with the service drive to the north. The elaborate south and north entry gates were connected by a fence with stone piers and wrought iron panels. Trees were planted along the main drive and the forecourt in front of the house as a more formal treatment.

Glendon Hall was left to the University of Toronto with an expressed wish it be used for a botanical garden. The Department of Botany and the Faculty of Forestry moved to the site and used the grounds of Glendon Hall extensively; no new buildings were constructed during its tenure. Since Glendon Hall did not have an endowment, the University of Toronto leased the premises to raise funds. The Ontario College of Art used the main house between 1952 and 1956. The University of Toronto's new Faculty of Law then moved into Glendon Hall for a few years and to provide more space, additions were made on the east and north sides of the manor house. In 1959, the University of Toronto confirmed Glendon Hall would be provided to York University when it was founded. The university retained part of the property to allow the botanists and foresters to continue their research. The greenhouses were moved to the south of the drive and east of the gatehouse.

York University's Board of Governors approved the Master Plan for the campus in September 1960. The Township of North York passed a rezoning bylaw; however, objections to the development resulted in an Ontario Municipal Board (OMB) hearing. After modifying its original scheme, York University obtained the zoning bylaw change in February 1961 with the conditions that new construction was to be restricted to the tablelands, the maximum building height was set at 35 feet, all structure setback was to be 50-foot from the north and south property lines and parking was to be provided for half the staff and half the full-time students. Campus enrollment was reduced.

### In 1960, direction was provided for campus development:

*That a Master Plan should be prepared for a liberal arts college for up to 1500 students with 70%-80% in residence, on the Glendon Hall site, Bayview Avenue.*

*That an attempt should be made to create a campus on which the student could enjoy a relatively quiet, contemplative life and the pleasures of a particularly attractive natural environment.*

*That, as far as possible, buildings on the upper level of the site should be limited to three stories.*

*To retain as far as possible the existing character of the site by preserving lawns, trees and other features such as the existing rose garden and the natural forest areas.*

*To retain the existing road patterns since it would be adequate for a campus where vehicular traffic will be discouraged, and since it is flanked throughout by well matured trees, and is beautifully landscaped.*

*To confine building as far as practicable to the upper level of the site, using the lower level for playing fields and athletics and possibly for some high rise students residences against the hillside.*

Campus Master Plan Model, 1961



The design aspirations for campus development in the 1960s was *“intentionally loose and informal; no attempt has been made to seek monumentality, either in the plan form or in the buildings themselves”*. The campus was designed to be *“essentially a pedestrian campus where the observer will enjoy a succession of experiences, the enclosed quadrangle with its raised walk, the exciting circular shape of the Senate Chamber against a rhythmic façade of a classroom unit, the sculptural form of the lecture theatre and its open court, and the colour and texture of mellow brickwork seen at all times through a screen of trees”*. The Master Plan stated that *“always and at all times it is hoped that the site will dominate the building, and that those who work and study at York University will enjoy an environment unique in Canada”*.

Work advanced at a rapid pace on the construction of the first academic building, York Hall, which was completed in August 1961. York University welcomed its first students to the Glendon Campus the following month. In 1962, the Library, an extension of York Hall, the first student residence, the Field House and Central Services were built. Premier John P. Robarts, Q.C., officially opened and dedicated the new Glendon Campus on October 9, 1963. In October 1964, Mathers & Haldenby were retained to build an extension to the Wood Residence and construct a second student residence. Meanwhile, improvements to Bayview Avenue in the early 1960s had resulted in shifting the main campus entrance north to the former service entrance. The south entrance was kept for pedestrian access.

With the opening of the Keele Campus of York University in 1965, Glendon Campus began its transition to a liberal arts college as initially envisioned, with bilingualism as a cornerstone.

In 2006 Glendon Hall, the Gatehouse and the main Entrance Gates were listed on the City of Toronto’s Heritage Register.





Hilliard Residence

