

2012 Exhibition of School Planning and Architecture

North Toronto Collegiate Institute Redevelopment (NTCI)

Toronto, ON

Project of Distinction

New Construction

CS&P Architects

North Toronto Collegiate Institute Redevelopment (NTCI)



Community Environment

The vision for the NTCI Redevelopment project was to create an exemplary sustainable, state of the art replacement school and integrated residential development, and to redevelop the TDSB lands as mixed institutional, residential, and open space. The project was made possible through a very unique and innovative public private transaction between the Toronto District School Board and the developer to obtain construction funding leveraged from the residential development. The RFP process selected Tridel and CS&P Architects as Lead Architect.



Community Environment

The project includes a 4 story, 156,000 sf school facility, two residential buildings with a total of 450 units, a north south playfield, and a tree lined public pedestrian walkway as a new through block access. Each of the three major buildings on the site have a unique identity and face to the community, and together create a unified development. The downtown site is in close proximity to local amenities including public transit, a vibrant main street, and an established residential neighbourhood, all of which support the intensification of the site and City re-urbanization targets. The redevelopment of the NTCl school will benefit the community by providing a state of the art educational facility, improved open space and recreation facilities.



Learning Environment

The four story secondary school building is designed to accommodate 1206 students and includes science, art, music and drama classrooms, a 600 seat theatre, library, and a triple gymnasium. School amenities will be accessible by the public after school hours. The design for the school is conceived around a major courtyard space, which provides daylight, views, orientation and accessible outdoor social and program space. On the ground level the dramatic three story multi use commons/lobby (pictured), theatre, and continuous glazed hallway overlooking the field, provide an iconic civic presence to the building.



Learning Environment

The school theatre was designed to accommodate 600 students, or half the school at any one time, for school assemblies. The theatre was designed acoustically to accommodate instrumental musical performances, with accommodation for other types of music and lecture formats. The student commons adjacent, as a flexible multi purpose space, becomes the theatre lobby when the space is in use. The theatre is a community resource and is permitted for after hours use.



Physical Environment

The heritage strategy was a central innovation of the school design strategy, in that it preserved and reinterpreted important elements of the old school into the new design. This strategy was key to community acceptance for the demolition of the existing historic Gothic Collegiate School, originally built in 1912. In this way, the original building has been conceptually embedded in the centre of the new School which wraps itself around the preserved heritage components of the existing North Toronto Collegiate Institute.



Physical Environment

An outdoor regulation field is provided for practice and exhibition games, with bleacher seating along the walkway for audience viewing and social interaction.



Planning Process

The design process has been an ongoing creative collaboration, guided by the Local School Community Design Team, which includes community representatives, politicians, students, parents, staff, alumni, and the development team. The community participation in the design of both the school and the residential buildings has set a precedent for similar integrated developments in the City. Through an integrated design process, the school and residential buildings have targeted LEED Certification in the Gold and Silver categories.



Planning Process

Advanced sustainability strategies for the School were planned to increase energy efficiency by 40%, and reduce water usage by 30%. A high performance building envelope is provided, together with radiant floor heating and cooling, displacement ventilation, heat recovery, best practice commissioning, monitoring, and green education. An extensive green roof over the school promotes storm water management and thermal performance. For a healthy indoor environment the project includes CO2 monitoring, thermal comfort, and low-emitting materials. Innovative green loan financing based on utility payback and life cycle is used to enable premiums associated with LEED and energy targets. The school has achieved LEED Gold certification.



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Project Data

Submitting Firm :	CS&P Architects
Project Role	Lead Architect
Project Contact	Maureen O'Shaughnessy
Title	Principal
Address	2345 Yonge Street, Suite 200
City, State or Province, Country	Toronto, Ontario, Canada
Phone	1.416.482.5002 x 226

Construction Firm:	Tridel
Project Role	Owner/Contractor
Project Contact	Bruno Giancola
Title	Project Director
Address	4800 Dufferin Street
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Project Details

Project Name	North Toronto Collegiate Institute Redevelopment
City	Toronto
State	Ontario, Canada
District Name	Toronto District School Board
Supt/President	Sheila Penny, Executive Superintendent
Occupancy Date	September 2010
Grades Housed	9-12
Capacity(Students)	1206
Site Size (acres)	5.3
Gross Area (sq. ft.)	156,000
Per Occupant(pupil)	129
gross/net please indicate	1.51/1 (Net is 102,600 sf)
Design and Build?	No
If yes, Total Cost:	
Includes:	
If no,	
Site Development:	2.5M
Building Construction:	42.0M
Fixed Equipment:	1.7M
Demolition:	1.2M
Total:	47.4M