

2015 Exhibition of School Planning and Architecture

BRANKSOME HALL ATHLETICS & WELLNESS CENTRE

Toronto, Ontario, Canada



BRANKSOME HALL ATHLETICS & WELLNESS CENTRE

Each day, Branksome Hall challenges and inspires girls to love learning and to shape a better world.



BRANKSOME HALL ATHLETICS & WELLNESS CENTRE



Branksome Hall Background

Branksome Hall was established as an independent all girls school in the residential South Rosedale Heritage Conservation District in the urban heart of the City of Toronto, Canada. It is now a leading International Baccalaureate (IB) World School.

The campus is set within a picturesque 13-acre property characterized by lush, wooded ravine edges and open green spaces. The city's extension of Mount Pleasant Road divided the campus into two sides and the students cross the streets via a pedestrian bridge.

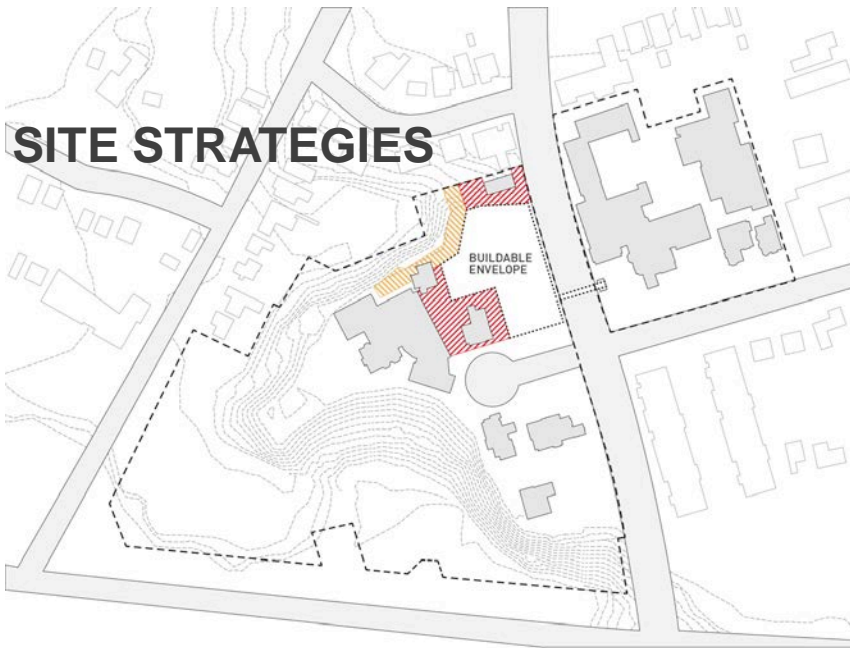
The 10 acre West Campus consists of Branksome Hall's residence program, junior school, Principal's house, food facilities and athletic fields. The 3 acre East Campus consists of the middle school, senior school and administration buildings.

Objectives

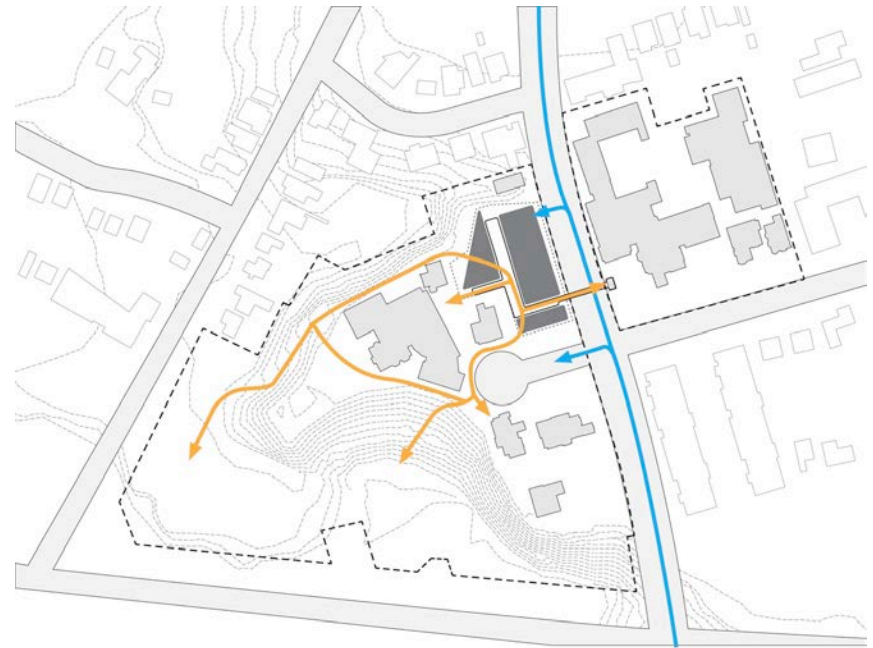
The primary goal / objective of the new project was to provide a new Athletics & Wellness Centre (AWC) to become a campus hub and create a living-learning environment within Branksome Hall's culture of care and community.



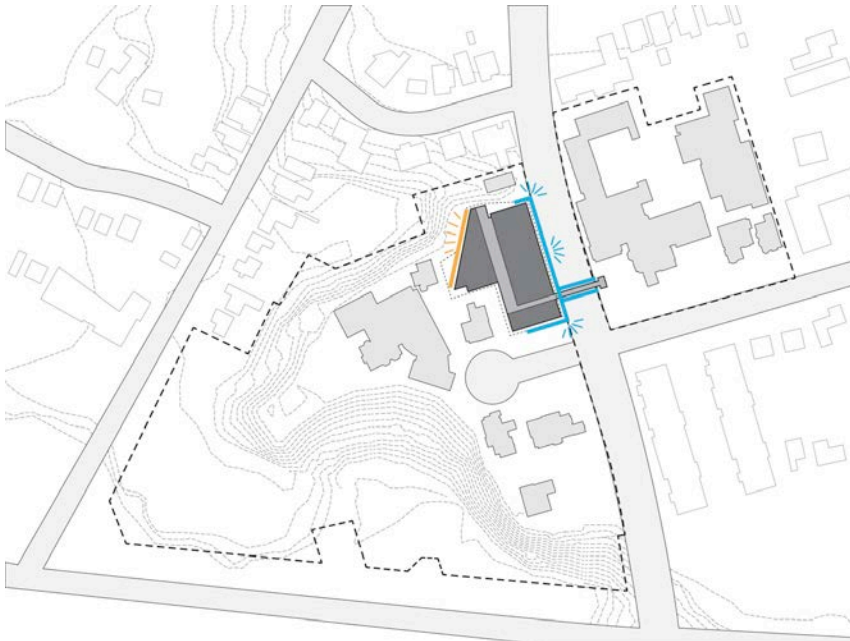
SITE STRATEGIES



10m Ravine Setback Heritage Setbacks



Pedestrian Circulation Vehicular Circulation



Nature Views Public Views



Existing Courtyards New Courtyards & Green Roof

MASSING STRATEGIES

The new AWC was initiated by the school in an effort to raise healthy living and wellness amongst the student population and staff. The 64,000 sf facility acts a connector of sport, body, mind and nature.

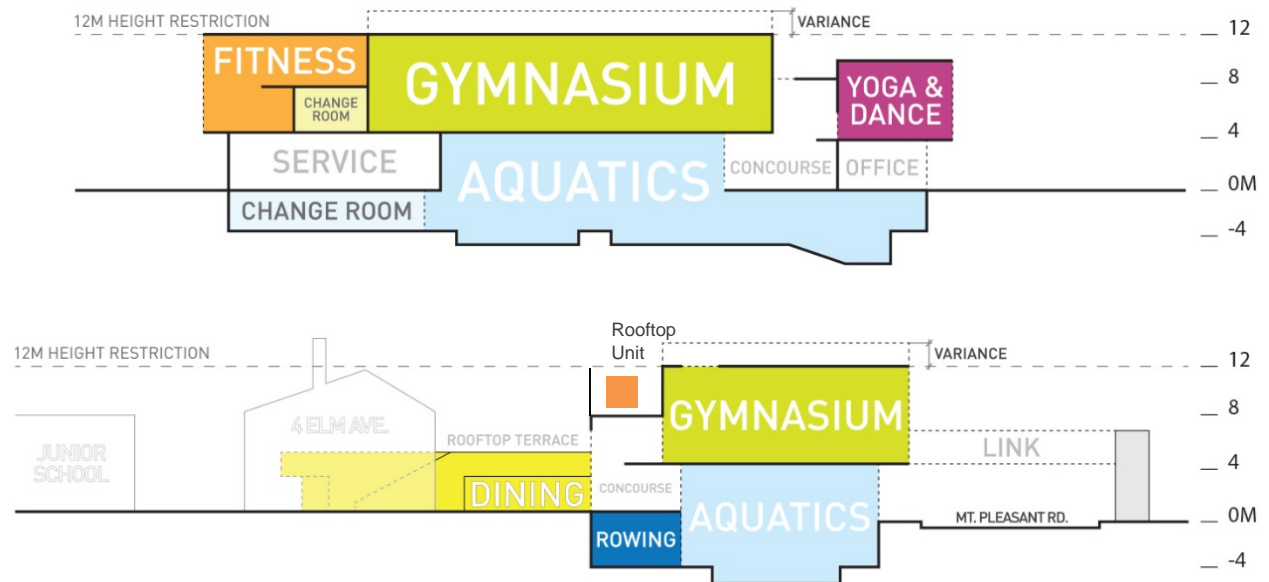
The building is a state-of-the-art, 2-storey facility that includes an aquatic centre with teaching and training pools, gymnasium, fitness centre, dryland rowing centre, yoga & dance studios, dining hall, kitchen, open courtyards, ravine and rooftop terraces, with administrative and support spaces.

Challenge

How to fit the large volumes onto the building footprint with a 12m height restriction in the Rosedale residential neighbourhood.

Solution

1. The aquatic hall was set one lower level with the gymnasium floating above.
2. A minor variance was granted to allow competition volleyball in the gymnasium.
3. HVAC system hidden in a high wall parapet that is an extension of the roof line.
4. Provides acoustical control for sound to both Branksome's adjacent buildings and the surrounding neighbourhood.



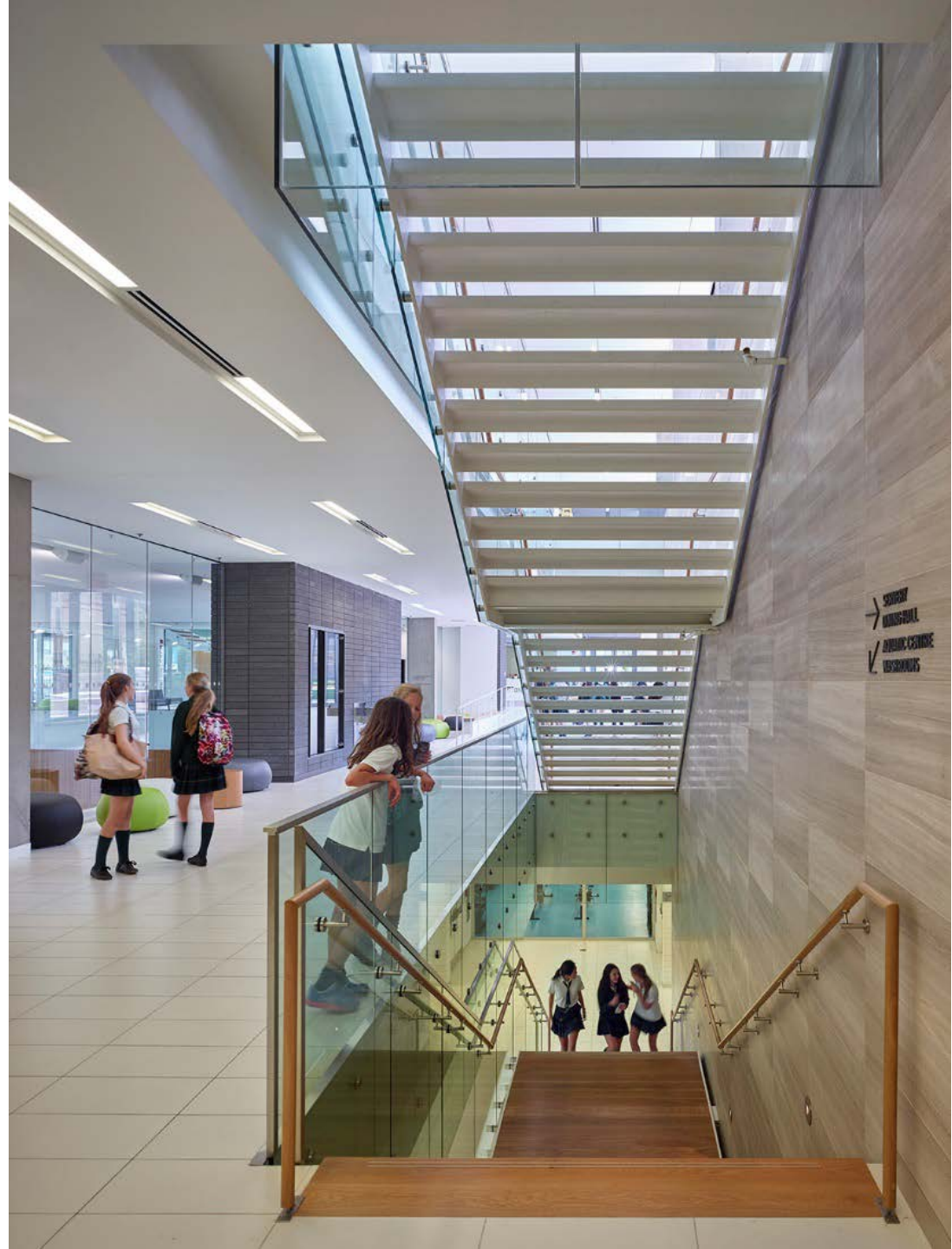
COMMUNITY ENVIRONMENT

Campus Social HUB

The AWC serves as a campus-wide meeting and gathering space with places to watch sports and provides informal studying spaces. A pedestrian bridge links the two campuses together as a social hub.

Concourse Connectors

A series of internal walkways with interconnected ground and second floors encourage students to pass by and see athletics – inspiring involvement in the athletic community.





COMMUNITY ENVIRONMENT

Place-Making

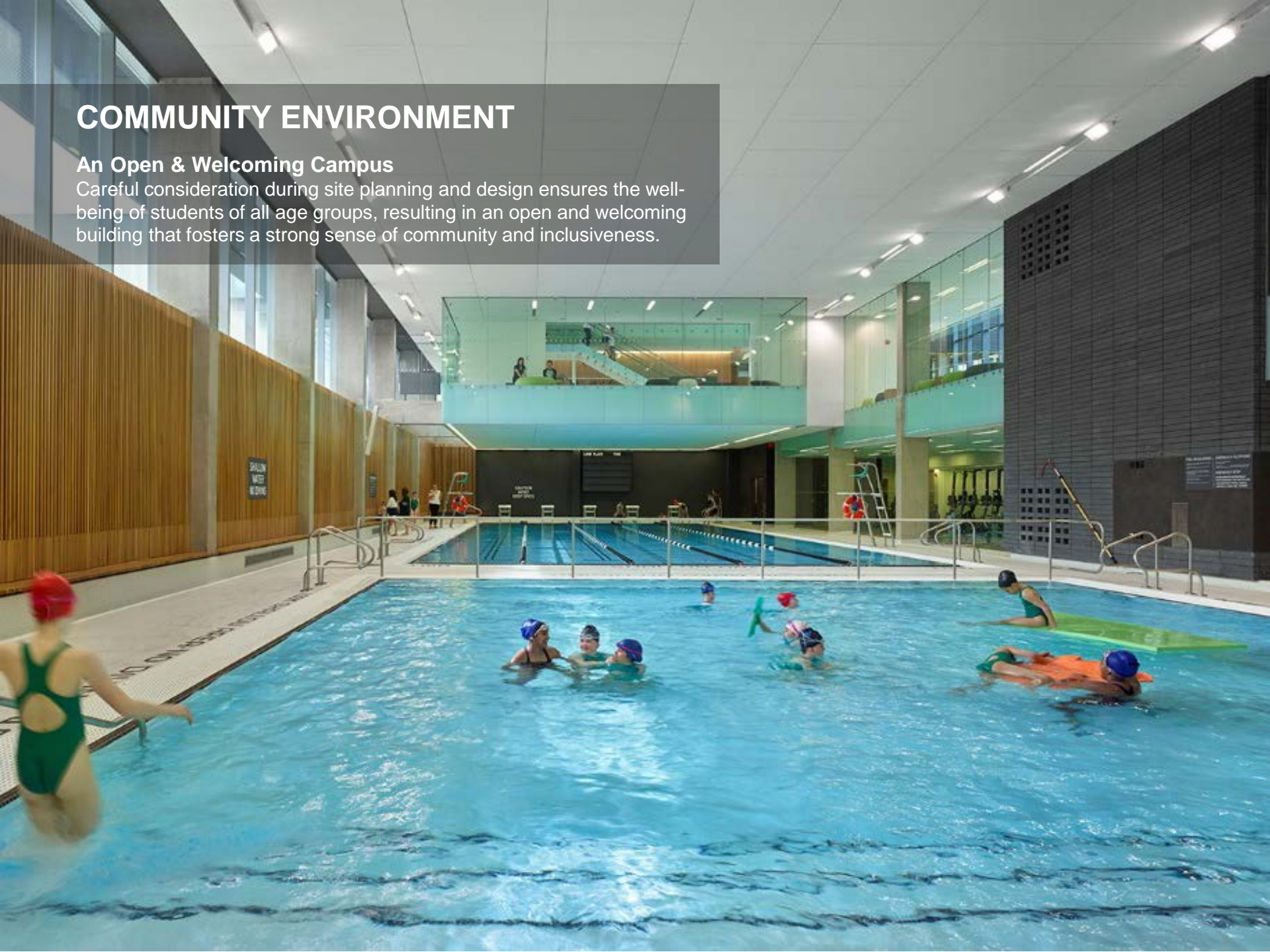
Place-making is strengthened by direct axial views of the baking oven and fireplace hearth which acts as visual anchors to the main circulation spaces and community gathering areas.



COMMUNITY ENVIRONMENT

An Open & Welcoming Campus

Careful consideration during site planning and design ensures the well-being of students of all age groups, resulting in an open and welcoming building that fosters a strong sense of community and inclusiveness.



LEARNING ENVIRONMENT

Athletics & Wellness Programs

The AWC provides comfortable informal learning and study space with casual seating and multi-use spaces promoting student social interaction. It also provides formal academic learning functions acting as a catalyst for the International Baccalaureate Programme with instructional dance classes, fitness and other wellness programs augmenting the school's standard science, technology and mathematics curriculum.

“For generations to come, the AWC will provide girls with facilities that will encourage them to weave physical activity, recreation and healthy food choices into their daily lives”

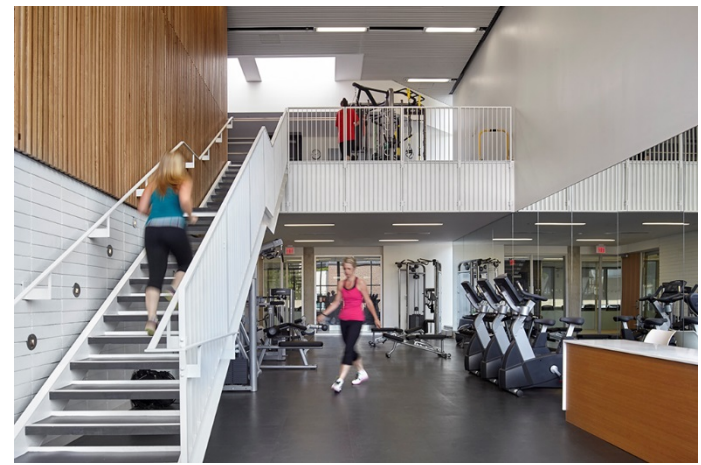
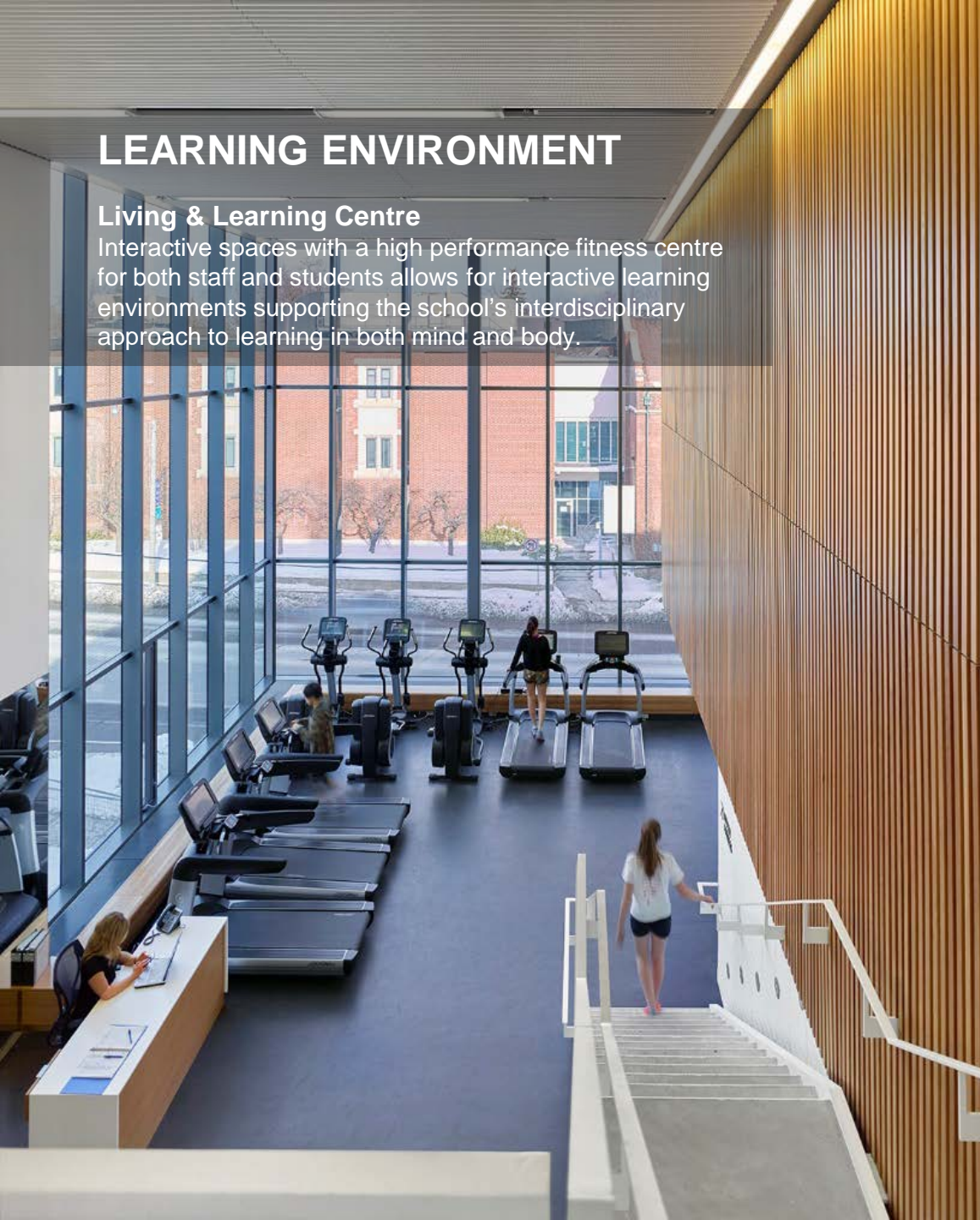
- Karen L. Jurjevich, School Principal



LEARNING ENVIRONMENT

Living & Learning Centre

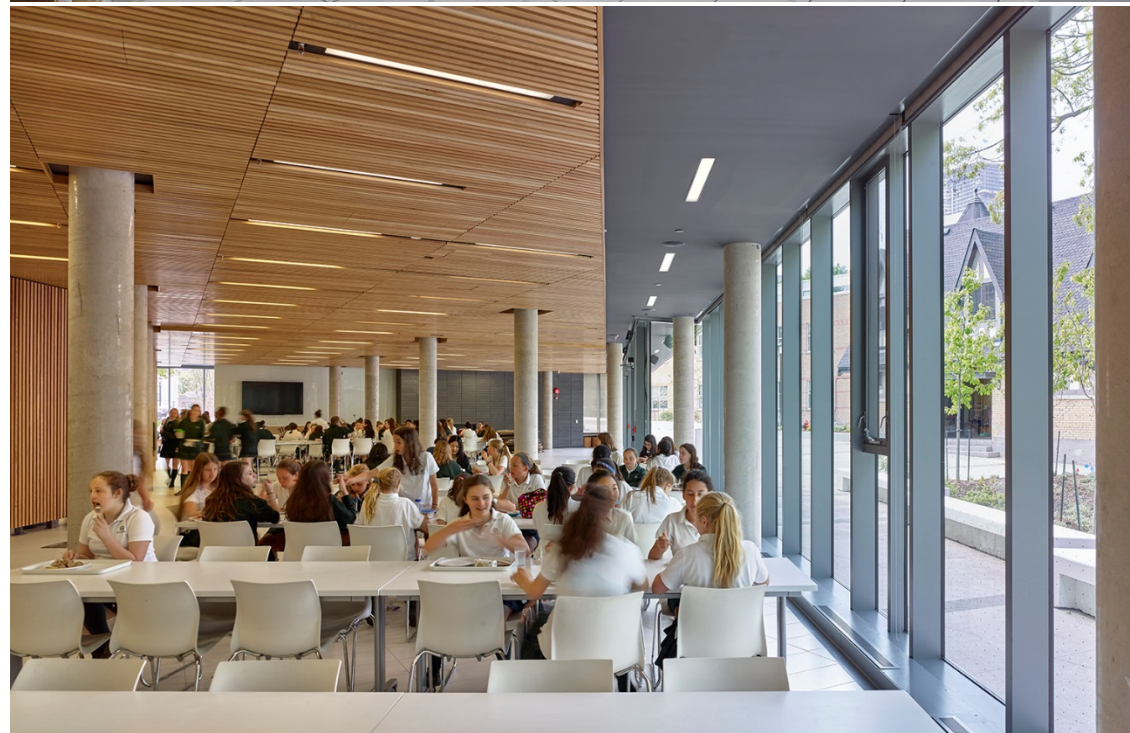
Interactive spaces with a high performance fitness centre for both staff and students allows for interactive learning environments supporting the school's interdisciplinary approach to learning in both mind and body.



LEARNING ENVIRONMENT

Nutrition

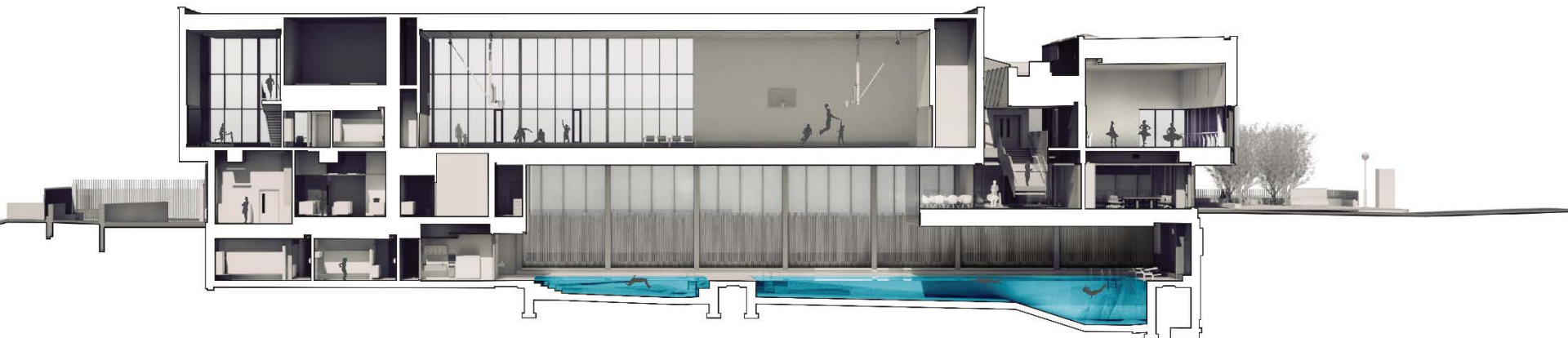
The centerpiece of the kitchen is the baking oven, where students can watch and learn about the food preparation, educating them about healthy food and nutritious choices.



SPATIAL RELATIONSHIPS



Cross section looking north through gymnasium and pool



Longitudinal section looking east through fitness, gymnasium, dance and pool

Aquatic Centre

Located at the lower level but visible through social spaces and community concourse.





Level 2 Gymnasium

Natural day-lighting
balanced by large
windows and skylights





PHYSICAL ENVIRONMENT

Site

This AWC is a connector of sport, health, and nature. It is a place that combines athletics, health and nourishment for the body in a ravine setting. The building is sited on a ravine edge and connected to the east campus by a pedestrian bridge. The AWC brings together the Junior, Middle, and Senior school staff and students from both the east and west campuses.

Material Palette

The AWC design concept complements and provides a direct connection to its heritage and natural surroundings with a natural palette of materials, finishes, and textiles; with transparent views and abundant natural light permeating deep into program spaces and student commons.

All materials are tactile and robust, but natural and neutral to withstand and highlight the activity within. A subdued natural colour palette of light wood, masonry, stone, and glass establishes an appropriate neutral backdrop to the colourful school uniforms, team jerseys and student life.



PHYSICAL ENVIRONMENT

Natural Context

The strong visible connection to the ravine is like a breath of fresh air, deep into the inner volumes.



PHYSICAL ENVIRONMENT

Large program spaces are balanced with intimate social interaction learning spaces with visual connections to nature and the ravine.



PLANNING PROCESS

Engaging the School Community

The Branksome Hall AWC is a key component of the overall strategic campus development plan. Various stakeholders were engaged at different stages of the process, including the Branksome Hall leadership, students, parents, staff, alumni, neighbours, and the City of Toronto planning department.



PLANNING PROCESS

Timeline

2002

Branksome Hall developed a *Branksome Hall Campus Master Plan*, and secured Official Planning and Zoning By-law Amendments that outlined the future development scenarios for the two campuses and established a new comprehensive approach for future buildings and renovations, along with the preservation of heritage structure and natural heritage features.

2002-2009

As the Master Plan was implemented, a new Athletics and Wellness Centre emerged as a priority.

2009

Branksome developed a *Master Plan Update* with an initial working functional program based on the values established in the overall campus development plan

2010

Branksome Hall selects the Architect for the new building through a competitive Request for Proposal and Interview process.

2011

The Architect prepared concept, schematic, and design development presentations for the Building Working Groups. Design stages were presented to various stakeholders, property committees, board meetings, staff, students, fundraising committees and in November, a Site Plan Approval Application was submitted.

2012

The Architect prepared construction and tender drawings. Demolition of existing buildings and site excavation began in the summer.

2012-2014

Construction

2015

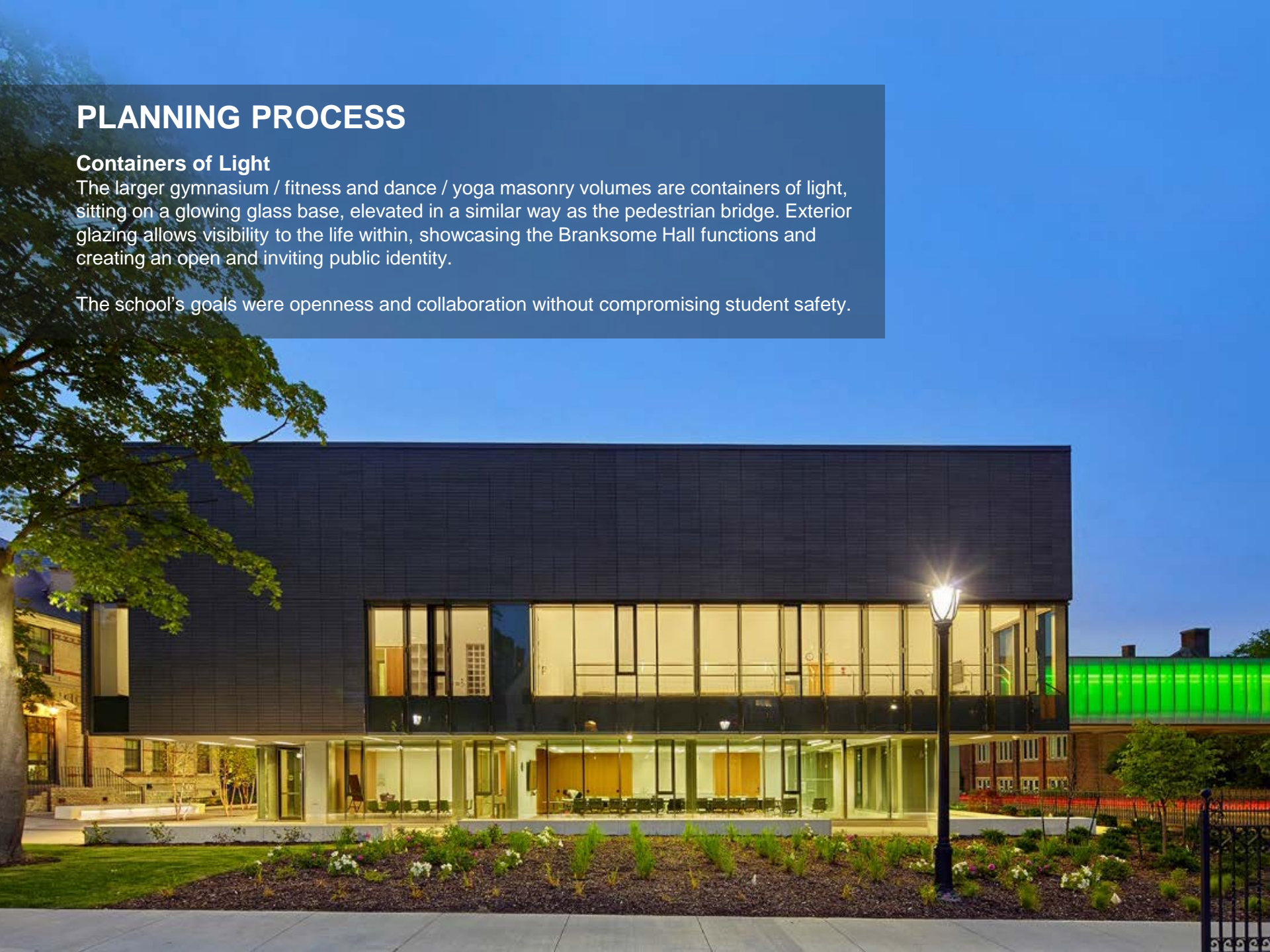
Branksome Hall celebrated the grand opening of the Athletics and Wellness Centre in January.

PLANNING PROCESS

Containers of Light

The larger gymnasium / fitness and dance / yoga masonry volumes are containers of light, sitting on a glowing glass base, elevated in a similar way as the pedestrian bridge. Exterior glazing allows visibility to the life within, showcasing the Branksome Hall functions and creating an open and inviting public identity.

The school's goals were openness and collaboration without compromising student safety.



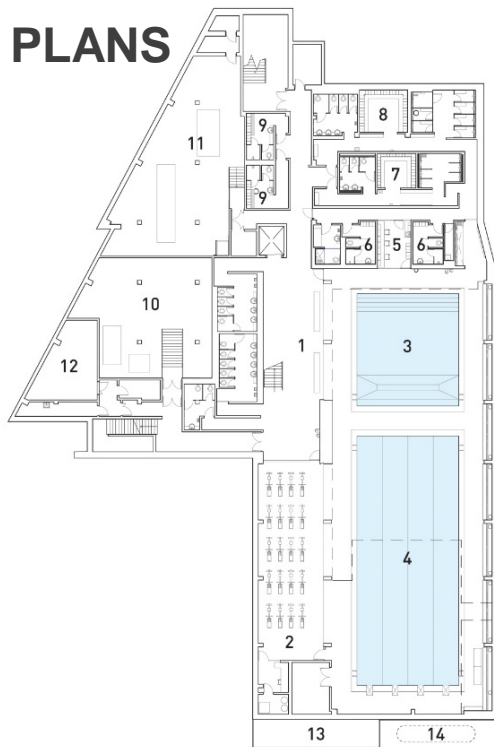
PLANNING PROCESS

Urban Identity

New soft translucent glazing and LED lighting gives the existing pedestrian bridge a new life as the community connector of the east and west campuses, enhancing the outward urban identity to traffic along Mount Pleasant Road below.

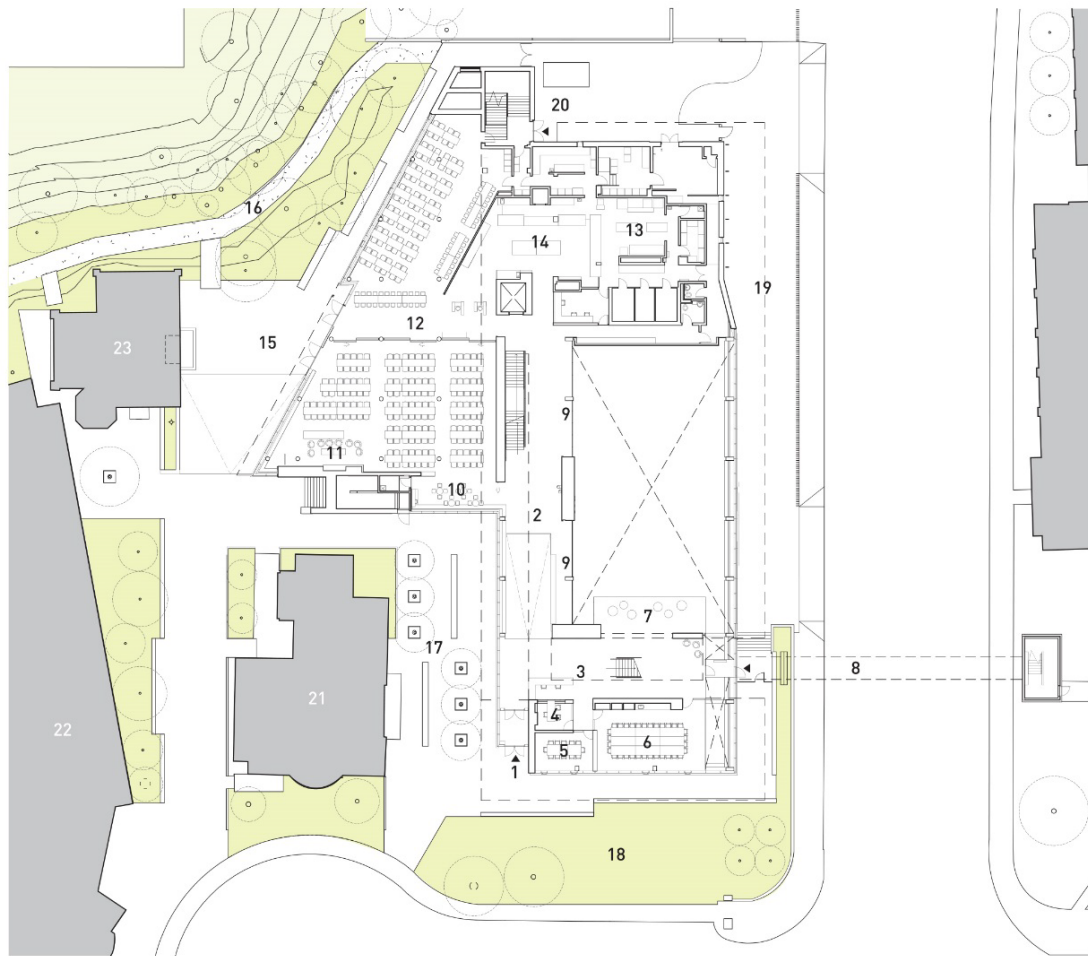


PLANS



LEVEL 00 | AQUATICS

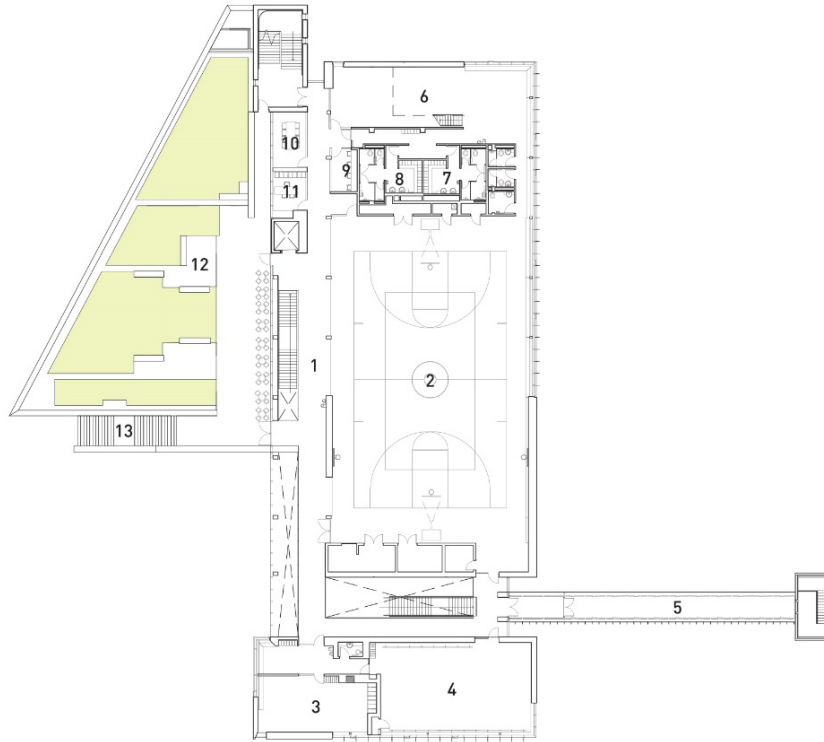
- 1 Pool Viewing
- 2 Rowing Centre
- 3 Teaching Pool
- 4 25M Lap Pool
- 5 Guard's Room
- 6 Aquatic Staff Change Rooms
- 7 Junior Girls' Change Room
- 8 Senior Girls' Change Room
- 9 Staff Change Rooms
- 10 Pool Filtration Room
- 11 Mechanical Room
- 12 Electrical Room
- 13 Irrigation Cistern
- 14 Storm Water Cistern



LEVEL 00 | GROUND FLOOR

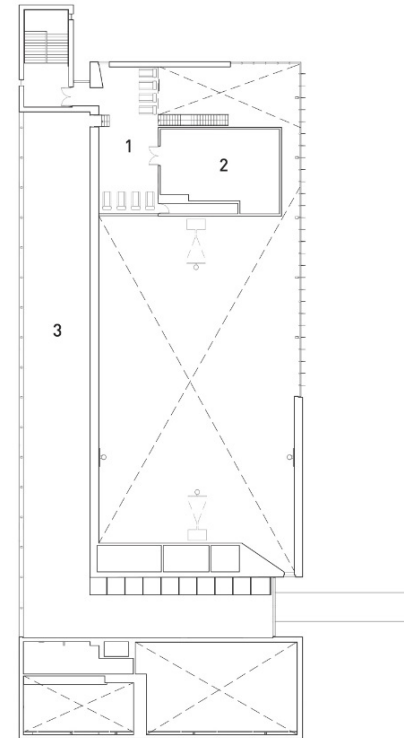
- 1 Entrance
- 2 Community Concourse
- 3 Atrium & Reception
- 4 Athletic & Wellness Office
- 5 Meeting Room
- 6 Board Room
- 7 Viewing Gallery
- 8 Bridge over Mt. Pleasant Rd. (Above)
- 9 Viewing Area to Aquatic Centre
- 10 Cafe
- 11 Fireplace Lounge
- 12 Dining Hall
- 13 Kitchen
- 14 Servery
- 15 Ravine Terrace
- 16 Alumni Pathway
- 17 Heritage Courtyard
- 18 Elm Avenue Gardens
- 19 Bus Drop-Off & Pick-Up
- 20 Service Entrance & Bay
- 21 Principal's Residence
- 22 Junior Girls' School
- 23 Coach House

PLAN



LEVEL 00 | GYMNASIUM & FITNESS

- 1 Athletic Concourse / Gym Viewing
- 2 Gymnasium
- 3 Yoga Studio
- 4 Dance Studio
- 5 Bridge over Mt. Pleasant Rd.
(Connection to East Campus)
- 6 Fitness Centre
- 7 Senior Girl's Change Room
- 8 Junior Girl's Change Room
- 9 Wellness Office
- 10 Meeting Room
- 11 Office
- 12 Rooftop Garden
- 13 Stairs to Ravine Terrace



LEVEL 00 | MEZZANINE

- 1 Upper Fitness Centre
- 2 Mechanical Room
- 3 Lower Roof (Maintenance)

PROJECT DATA

Submitting Firm :	MacLennan Jaunkalns Miller Architects
Project Role	Architecture, Planning & Interior Design
Project Contact	Timothy Belanger
Title	Director of Communications
Address	19 Duncan Street, Suite 202
City, State or Province, Country	Toronto, Ontario, Canada
Phone	416-593-6796
Joint Partner Firm:	N/A
Other Firm:	N/A
Construction Firm:	Procured Using Construction Management

PROJECT DATA

Project Name	Branksome Hall Athletics & Wellness Centre
City	Toronto, Ontario, Canada
State	N/A
District Name	Toronto, Ontario, Canada
Supt/President	Karen L. Jurjevich, principal
Occupancy Date	January 13, 2015
Grades Housed	ancillary building for the Branksome Hall School
Capacity(Students)	900 girls – Junior Kindergarten to Grade 12
Site Size (acres)	13 acre campus
Gross Area (sq. ft.)	64,000
Per Occupant(pupil)	N/A
gross/net please indicate	1.1 including electrical, mechanical, change rooms and washrooms
Design and Build?	No
If no,	
Site Development:	\$2,940,000
Building Construction:	\$29,782,700
Fixed Equipment:	\$897,300 (AV, gym, kitchen, window treatments)
Other:	demolition - \$380,000
Total:	\$34,000,000