



TO: Business Board

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DATE: January 18, 2011 for January 31, 2011

AGENDA ITEM: **12(a)**

**ITEM IDENTIFICATION:**

**Site Remediation for the North Campus at the University of Toronto Scarborough.**

**JURISDICTIONAL INFORMATION:**

Pursuant to Section 5.2. (b) of its Terms of Reference, the Business Board approves expenditures for, and the execution of, approved Capital Projects.

**PREVIOUS ACTION TAKEN:**

This is the first time this project is being presented to the Business Board. Other boards and committees approved to date include:

- Planning and Budget Committee – January 12, 2011

**BACKGROUND:**

The University of Toronto Scarborough campus comprises three areas: the valley lands protected from the development by the Toronto Conservation Authority, the south campus, where all development to 2009 has occurred, and the north campus, where most recently, the Instructional Centre is being completed on land which can support development. The north campus lands, comprising approximately 73 acres provide the necessary area to allow UTSC to construct facilities that will meet space deficiencies in the required space allocations as well as to allow for planned enrolment increase which have been identified.

The 2030 plan for expansion has identified enrolment growth to 12,100 FTE students from 9,300 FTE students within the next 20 years and with no further construction, UTSC will have only 50-60% of the space required for that student population.

Portions of the north campus and adjacent City of Toronto lands were previously a municipal waste site, which has been discontinued for use since the late 1960's. The waste remains, and as a result, adjacent land not in the area of the municipal waste site also has restrictions governing its use because of traces of methane which has migrated southward. The Instructional Centre, referenced earlier, is being constructed in a portion of the north campus permitting development. Other permitted uses allow for parking, which UTSC has located in these areas.

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Recently, the opportunity to partner with the City of Toronto and Federal and Provincial Governments to build facilities for the 2015 Pan American Games has made possible the remediation of these lands. The facilities will be constructed on land currently owned by the University of Toronto Scarborough and on adjacent land owned by the City of Toronto. The remediation of the land is necessary not only for the construction of the facility, but also will enable the master plan to be realized on the north campus lands.

The proposed site contained municipal waste which consequently required a lengthy approval process. As such, work began immediately to assess the scope of remediation required for the redevelopment to commence. The City and the University retained consultants to do testing and prepare estimates for site remediation. It became apparent that the scope and cost of work was greater than the City or University could afford without assistance. Other sources of external funding are expected to provide the balance of the project budget. It is important to note that if remediation is done for the pool only, costs will be higher than the share identified below, as a much larger barrier wall will be required.

## **HIGHLIGHTS**

The City of Toronto will take the lead in managing the project and will issue all tenders under the City of Toronto procurement policy. The University is comfortable with City staff taking the lead both on the procurement phase and on the project management.

Test results to date show that the material which must be removed comprises household waste. Material will be dug out and trucked to licensed disposal sites across the Province which will be determined as part of the tender process.

Construction of the barrier wall across the north end of the site (on city lands) will prevent migration of any methane back onto the site and southwards to the north campus.

Cleaning the site now provides a number of significant benefits. It permits the University to leverage funding from the City of Toronto and the Province of Ontario, to get the site ready for the Pan Am games. This is a critical step in achieving developed area for academic expansion for the long term. As well, the cost of remediation now, is much less costly than protecting every subsequent building planned for the north campus and development approvals can be more efficient.

## **SCHEDULE**

The goal is to have a remediated site ready for construction of the Pan Am facility scheduled to begin in the Spring of 2012. Tenders will be issued early in the year, this is conditional on approvals and funding being in place. Once those are received, the remediation will begin in late March or early April 2011

The City will consider the funding request for its portion of the cost remediation at the February meeting of Council.

## **FINANCIAL AND/OR PLANNING IMPLICATIONS:**

Direct remediation under the facility is estimated to cost \$30M to be shared between the University and the City. Additional remediation and the construction of the barrier wall as discussed above are estimated to cost \$22M. The funding required for this portion is contingent on the University receiving support from the government towards a high performance sports facility, thus allowing an equivalent amount to be directed towards remediation through borrowing. Of the total estimated cost of \$52M, the City will pay \$22M and the University \$30M.

## **RISK IMPLICATIONS**

Delay will impact the opening of the Aquatics facility.  
Failure to remediate this land will restrain future development on the North Campus.

## **RECOMMENDATION**

Be it Resolved

Subject to Governing Council approval of the project, and subject to all required Government approvals and government funding, including anticipated new Government funding for high-performance sport facilities,

That the Vice President, Business affairs be authorized

(a) to oversee University participation in land remediation on the north campus of the University of Toronto at Scarborough, to be completed by the City of Toronto, at a cost to the University not to exceed \$30-million, using funding as follows:

(i) \$5-million of funding from the University of Toronto at Scarborough;  
(ii) \$25-million of borrowing, to be repaid by the University of Toronto at Scarborough and/or the University of Toronto, in part using \$20-million of borrowing capacity created by anticipated Government funding for high-performance sport facilities; and

(b) to arrange the necessary borrowing on an interim and long-term basis.