



University of Toronto

OFFICE OF THE VICE- PROVOST, SPACE AND FACILITIES PLANNING

FOR INFORMATION:

TO: Planning and Budget Committee

CONTACT INFO: 416-978-5515; ron.venter@utoronto.ca

DATE: February 24th, 2005 for March 8th, 2005.

AGENDA ITEM: 9

ITEM IDENTIFICATION:

Project Planning Committee for a new UTM Parking Garage Facility

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, section 5.A, the membership and terms of reference of Project Committees shall be reported to the Planning and Budget Committee.

BACKGROUND

Currently, the University of Toronto at Mississauga (UTM), is experiencing unprecedented and dramatic enrollment growth and expansion of its facilities. By 2006, UTM expects enrollment to increase to 11,500 students from the current level of 9,100. Within three years the total campus, including faculty and staff, will likely surpass a population of 12,000. To meet these challenges, UTM completed a campus master plan in 2000 to provide a planning overview, with targeted objectives and solutions to guide campus planning decisions on physical improvement and growth.

Primarily a commuter campus, the current parking inventory is 2,600 parking spaces, most of which are on surface parking lots located throughout the campus with approximately 400 new spaces in the underground parking garage within the Centre for Communication, Culture and Information Technology. The target for the overall supply of parking spaces at full enrollment has been established in the range of 3,300 and 3,500 spaces.

Building additional surface lots and paving over as yet undeveloped land was determined to be contrary to the overall objectives of campus development, which is now actively characterized by the UTM slogan *Grow Smart, Grow Green*¹

With the increasing enrollments there is an urgent need for the parking services to establish the facilities to meet the projected demand for vehicular parking. An additional 700 to 900 parking spaces, plus the provision of cost effective management support of the service, is required. There are substantial differentials in the cost of the construction of surface parking at \$2,600 per parking space as compared to above ground parking structures at \$25,000 per parking space and underground garage parking at \$35,000 per space. It is anticipated that the additional parking inventory will be created by the construction of above ground parking structures to be built on the existing surface lot, # 4 site, as recommended in the master plan document (ref. 3-level, 1700-space above-ground parking structure, page 44).

With the development of the above ground parking structure, attention must also be directed to addressing a storm water management facility. Such a facility is required to be co-located with the parking structure, and follows as a result of the expanded building program that has taken place on the UTM campus in recent years.

The Resource Planning and Priorities Committee [RPPC], a standing committee of Erindale College Council, approved a motion, tabled on February 21st, 2005, to proceed with an alternate delivery of parking services. The intent was to investigate alternate funding possibilities through which parking services could be provided. These options will be considered by the Project Planning Committee together with information of what improvements could be anticipated through public transit options.

PROPOSED COMMITTEE MEMBERSHIP:

Ray deSouza,	Chief Administrative Officer, UTM [Co-Chair]
Elizabeth Sisam,	Director, Campus and Facilities Planning [Co-Chair]
Sol Kessler,	Director, Facility Resources, UTM
Jim Linley,	A/Director, Business Services, UTM
Scott Monroe,	Chair, Parking and Transportation Subcommittee, UTM
Sean O'Connell,	President, Erindale College Student Union
Gail Milgrom,	Campus and Facilities
Julian Binks,	Capital Projects
Ben Louie,	Capital Projects Department (UTM)
TBA	Undergraduate Student
TBA	Graduate Student

¹ *Grow Smart; Grow Green* - Paramount among the unique characteristics that mark the UTM campus is the very campus itself: 225 bucolic acres nestled against the Credit River Valley. This is a legacy of careful stewardship, where much of the campus' land mass remains undeveloped. That sense of stewardship has evolved into a defining value for the UTM community, reflected in Erindale College Council's reaffirmation of the principles contained in the campus Master Plan (2000). Existing undeveloped green space has been designated "Protected, Naturalized Research Space" and all measures are aimed at preventing further encroachment thereon.

TERMS OF REFERENCE:

1. Recommend a detailed performance criteria for the layout, site plan, landscaping, design and operational requirements for a new above ground parking garage facility at the junction of the new entranceway to the campus [Alumni Gates] and the ring road. Recommendations to fully reference the University of Toronto at Mississauga's Master Plan 2000, the projected enrollment growth at the UTM campus, plus the location and design of approved new buildings now under construction.
2. Identify any site-specific constraints and requirements, including the storm water management facility, related to the configuration of the new parking garage facility as outlined in the Master Plan 2000.
3. Identify all secondary effects including the relocation of the existing tennis courts as well as provision of temporary parking during the construction period.
4. Identify all resource implications for the recommended design [component and total project elements].
5. Comment and recommend as necessary on the role of public transit services on the campus in relation to increased parking facilities.
6. Recommend a detailed schedule for the design and construction of the new parking garage facility consistent with and supportive of the objectives of enrollment growth target of 11,500 students by September 2006.
7. In the event that a suitable schedule, as outlined in item 6 above, cannot be accommodated within the time frame required, recommend an alternate solution, possibly temporary, that will allow for increased parking on the UTM campus.