



Office of the Assistant Vice-President, Campus and Facilities Planning

**TO:** Planning and Budget Committee

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**AGENDA ITEM:** 5

Project Planning Report for a Storm Water Management Pond at the University of Toronto Mississauga

**JURISDICTIONAL INFORMATION:**

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews Project Planning Reports prepared for a capital project and recommends to the Academic Board approval in principle of the project.

**BACKGROUND:**

The past seven years have been a period of substantial capital development on the University of Toronto Mississauga (UTM) Campus. Five new buildings have been constructed: Erindale Hall residence; the Communications and Culture Technology Building, including an underground parking garage; the Wellness Centre; the Hazel McCallion Academic Learning Centre; and the recently completed Oscar Peterson Hall residence. These buildings represent 62,000 gross square metres of institutional space and a 59% increase in the physical resources of the campus and were necessitated by the University of Toronto's decision to double undergraduate enrolment at UTM.

The Credit Valley Conservation (CVC), which manages the natural resources of the Credit River Watershed, has monitored each of these projects and has identified their cumulative effect on the watershed and requested that the University undertake the necessary studies for, and design and construction of, a storm water management (SWM) facility that would satisfy water quality and erosion control. Such a program would be required prior to municipal approval of capital projects.

In February 2006 a Project Planning Report for Campus Infrastructure Requirements for the University of Toronto Mississauga was submitted to the Planning and Budget Committee for information. It proposed a phased upgrade to the UTM infrastructure identifying work required immediately (over the next two years), in the three to eight year horizon, and work that would continue beyond an eight year timeframe. Two of the projects required in the short term - Project 5: Capital Upgrade and Repair Storm System and Project 6: Storm Water Management Pond have been combined and addressed within the scope of the project being proposed in this Planning Report. One major change is that at the time the estimated cost for the two projects was \$6.34 million, however, \$4.4 million of this amount was projected for parking lot replacement. The project which is now being proposed addresses the storm water management requirements, and does not require the parking lot to be replaced.

Currently UTM and the Faculty of Medicine are in the planning stages for a Mississauga Medical Academy that is to be accommodated in a newly constructed building on the UTM campus. To be able to implement the UTM Medical Academy, the University will be required to initiate the design of a central SWM pond.

**HIGHLIGHTS:**

In 2004 a comprehensive storm water management plan (Master Drainage Plan) was developed for UTM which considered existing and future development while protecting and enhancing the environment. The report reviewed the ability of the existing storm drainage system to handle the one in ten year and one in one hundred year storm event. As well, several options were reviewed and targets were established for the design of a new SWM Pond which would treat storm runoff prior to its release to the Credit River.

The wet pond that is proposed will best satisfy the needs of the campus to meet quality control objectives and erosion control.

The site for the proposed SWM pond is currently in use as a parking lot (#4) and may impact approximately 297 parking spaces. These spaces are the least used on the campus, thus the immediate impact on parking will be minimal. A parking study, the Lea Report, commissioned in December 2005, recommended that a parking survey be conducted in 2009-2010 to determine if additional parking, potentially in a parking structure, would be required on the UTM campus to accommodate the demand for spaces. The administration will use that survey to monitor the impact on parking of the construction of the SWM pond and attenuated loss of parking spaces, as well as any changes in general demand for parking since 2005. Should it be determined that additional spaces are required then a parking structure will be constructed on a site currently occupied by a surface parking lot.

The engineering design of the facility has anticipated the level of development defined by the Campus Master Plan 2000 for UTM. As there had been significant development on the campus since 2000 and several sites have yet to be developed, the University wanted to ensure that the SWM pond design provided for future development identified in the Campus Master Plan. It has been confirmed that approximately 35% additional development can occur within the design parameters of the SWM facilities as they are proposed. As well, there is the potential to convert portions of existing parking surfaces to development sites with no impact on the storm water management pond.

**TOTAL PROJECT COST ESTIMATE:**

The Total Project Cost for this Project is estimated to be \$2,700,000.

**FUNDING SOURCES:**

The Total Project Cost of \$2.7 million is to be funded by the UTM parking ancillary (\$450,000); the Mississauga Medical Academy capital project (\$650,000); and borrowing to be repaid from the UTM operating budget (\$1,600,000).

**SCHEDULE:**

Construction of the SWM pond is planned for the summer of 2008 to ensure that the schedule of the Medical Academy is not compromised.

**RECOMMENDATIONS:**

THAT the Planning and Budget Committee recommend to the Academic Board:

- 1) that the Project Planning Report for a Storm Water Management Pond at the University of Toronto Mississauga for \$2.7 million be approved in principle.
- 2) that a maximum of \$1.6 million be allocated from borrowing to be repaid from the UTM operating budget.