



**TO:** Planning and Budget Committee

**SPONSOR:** Elizabeth Sisam, Assistant Vice-President, Campus and Facilities Planning

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**DATE:** December 16, 2010 for January 12, 2011

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

**JURISDICTIONAL INFORMATION: 4**

The Planning and Budget committee recommends to the Academic Board approval in principle of capital projects and infrastructure projects over \$2 million.

**BACKGROUND:**

The University of Toronto Scarborough (UTSC) campus comprises three areas: the valley lands, protected from 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 in 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 increases which have been identified.

For many years, academic, non academic and student space on the UTSC campus has been inadequate when compared with the Council of Ontario University space standards. Analysis has demonstrated that the campus will be at 71 per cent of the space recommended for a campus having a student population of 9,300 FTE students in 2011/12. The 2030 plan for expansion has identified enrollment growth to 12,100 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.

The previous master plan, approved in 2000 identified campus development occurring on the south campus and immediately north of Ellesmere Road. However the opportunity for expansion on these lands was limited because of restrictions governing development due to previous use. Discussions of the master plan have confirmed that expansion in the area of the north campus is necessary if UTSC is to achieve the facilities required.

Portions of the north campus and adjacent City of Toronto lands were previously a municipal waste site, which has been discontinued from use since the late 1960's. The waste remains, and as a result, adjacent land not in the area of the municipal waste site per se also has restrictions governing its use because of traces of methane which migrate 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.

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 for academic growth to be realized on the north campus lands.

Because the proposed site contained municipal waste and required a lengthy approval process, work began about one year ago to assess the scope of remediation required for any redevelopment to commence. The City and the University retained consultants to do testing and prepared estimates for site remediation. It became apparent that the scope and cost of the 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 area under 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 which is similar to the University of Toronto procedures. Senior staff at 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 a 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 area that can be developed for academic expansion. As well, the cost of remediation now, is much less costly than protecting every subsequent building planned for the north campus and development approvals will be more efficient.

## **SCHEDULE**

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

The City will consider the funding request for its portion of the cost of remediation at the February meeting of Council. The recommendation will state that both institutions have determined a fair and reasonable approach to the allocation of costs of remediation.

## **FUNDING SOURCES**

The City and the University have agreed to divide the cost of remediation under the Pan Am Aquatics Facility on a 2:1 basis, having a total cost of \$30 Million. Funding for the University of Toronto portion, \$10 million, will be provided by UTSC/UofT Central separate from the UTSC/student levy contribution to the PAAC/CSIO facility. The City of Toronto will contribute \$20 million.

The funding required to remediate the remaining portions of the site is contingent on the University receiving support from the government for a high performance sport facility, thus allowing an equivalent amount to be redirected towards remediation making up the balance of funding required for the project.

## **VI. RECOMMENDATIONS**

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

Subject to all required government approvals and subject to funding being in place prior to commencing the work:

1. THAT the recommendations identified in the “Report on Site Remediation for the North Campus of the University of Toronto Scarborough”, dated January 6, 2011, be approved in principle.
2. THAT subject to all other approvals and funding being in place prior to commencing the work, the University of Toronto contribution for the remediation, having a total project cost of \$52 Million (2010 dollars) comprise:
  - \$5 Million from UTSC resources
  - \$5 Million debt to be repaid by UTSC