

# UNIVERSITY OF TORONTO MISSISSAUGA CAMPUS COUNCIL

**FEBRUARY 5, 2015**

MINUTES OF THE MEETING OF THE CAMPUS COUNCIL held on February 5, 2015 at 4:10 p.m. in the Council Chambers, William G. Davis Building, University of Toronto Mississauga.

Mr. John Switzer, Chair  
Ms Kelly Akers  
Mr. Nabil Arif  
Mr. Lee Bailey  
Mr. Jeff Collins  
Ms Sara da Silva  
Mr. Simon Gilmartin  
Mr. Kevin Golding  
Ms Paula Hannaford  
Ms Megan Jamieson  
Mr. Nykolaj Kuryluk  
Dr. Rav Kumar  
Professor Angela Lange  
Mr. Sheldon Leiba  
Dr. Joseph Leydon  
Ms Alice Li  
Mr. Leonard Lyn  
Ms Judith Poë  
Mr. David Szwarc

Mr. Glenn Thompson  
Mr. Douglas Varty

**Non-Voting Assessors:**

Professor Amy Mullin, Vice-Principal  
Academic & Dean  
Mr. Paul Donoghue, Chief Administrative  
Officer

**Regrets:**

Professor Deep Saini, Vice-President &  
Principal  
Professor Hugh Gunz  
Ms Mariam Munawar

**In Attendance:**

Mr. Ebi Agbeyegbe, VP External, UTMSU  
Ms Sonia Borg, Assistant Director, Ancillary Services  
Ms Christine Capewell, Director, Business Services  
Bryan Chelvanaigum, VP Internal, UTMSU  
Mr. Hassan Havili, President, UTMSU  
Mr. Chad Jankowski, Health Education Coordinator, Health & Counselling Centre  
Ms Vicky Jezierski, Director, Hospitality & Retail Services  
Mr. Amir Moazzami, VP Part Time, UTMSU  
Mr. Chad Nuttall, Director, Student Housing & Residence Life  
Mr. Mark Overton, Dean, Student Affairs  
Ms Felicia Phan, Campus Program Coordinator  
Mr. Munib Sajjad, UTMSU  
Ms Melissa Theodore, VP Equity, UTMSU

**Secretariat:**

Mr. Louis Charpentier, Secretary of the Governing Council  
Ms Cindy Ferencz Hammond, Director of Governance  
Ms Mariam Ali, Committee Secretary

**1. Chair's Remarks**

The Chair welcomed members and guests to the first meeting of the New Year. Due to the inclusion of a capital project, Item 5, on the agenda, the Chair reviewed the established process by which capital and infrastructure renewal project reports were brought forward and considered by the appropriate bodies of the Governing Council. The Chair also provided an update on Elections, informing members that the response from the UTM community was very positive, with all available positions for 2015-16 filled. He noted the list of candidates and constituencies

that required elections was posted on the Office of the Campus Council elections website. The voting period would begin on February 9 and end on February 20, 2015, and he encouraged the student and teaching staff constituencies to exercise their right to vote.

## 2. Report of the Vice-President & Principal

Acting Vice-President & Principal, Professor Amy Mullin conveyed Professor Deep Saini's regrets as he was unable to attend the meeting. Professor Mullin provided a brief update on the resolution to the potential Teaching Assistant strike, noting that negotiations continued in good faith. Professor Mullin also reminded members of UTM's ongoing commitment to academic continuity.

As part of the report, Professor Amy Mullin invited Mr. Vishal Thekkumpurath, Vice-President, Finance, UTM Residence Council to present<sup>1</sup> to members of Council. Mr. Thekkumpurath informed members that the Residence Council was a body of elected residents who were dedicated to enhancing student life and building a positive residence community. The Council organized multiple events throughout the year, both on and off campus including *Envirolympics*, *Nightmare on Residence Road*, Karaoke Night, Blue Mountain ski trip and the annual *Residence Formal*. Mr. Thekkumpurath noted that his Council's goals included increased collaborations with other governing bodies and working groups, increased sustainability on campus (through events such as garbage pick-ups and decreased usage of paper), as well as providing students increased opportunities for involvement. Professor Mullin thanked Mr. Thekkumpurath for his presentation and commended the work of the Residence Council towards creating a home away from home for UTM's residence students.

## 3. Health Promotion Initiatives: Mr. Mark Overton, Dean of Student Affairs, Mr. Chad Jankowski, Health Education Coordinator, Health & Counselling Centre and Ms Felicia Phan, Campus Program Coordinator, Leave The Pack Behind

The Chair invited Mr. Mark Overton, Dean of Student Affairs, Mr. Chad Jankowski, Health Education Coordinator, Health & Counselling Centre and Ms Felicia Phan, Campus Program Coordinator, *Leave The Pack Behind* to speak on health promotion initiatives at UTM. The presentation included the following key points<sup>2</sup>:

- The four core services of the Health Counselling Centre (HCC) were medical care, personal counselling, dietetics, health promotion and education. Education, leadership, advocacy and collaboration were fundamental in the promotion of a healthy student experience on campus;
- The HCC clinic has been accessed by 2813 unique patients from May, 2014 to Jan, 2015, which was approximately 1 in every 5 students;
- There had been an increase in help seeking behaviors, with mental health-related visits totalling approximately 25 percent of all visits. Simultaneously, mental health cases had also become increasingly complex;
- Health promotion and education was identified as a proactive strategy for the prevention of distress and ill-health among students, which included the use of a peer to peer outreach and education model;
- The National College Health Assessment, which was comprised of the largest amount of data collected on the health of Canadian post-secondary students, provided a rich data set of information for UTM students. This data was being used to understand the health needs and concerns of the student population.
- Ms. Phan outlined the many campaigns and events led by the HCC, some of which were collaborations with other groups on campus. A few of the events listed were: *safeTALK* (suicide alertness) trainings; *MoveU* and "*YOLO... so play it safe*", *Exam Jam*, and the *UTMental* vlogging project;

<sup>1</sup> A copy of this Presentation is attached as Attachment A.

<sup>2</sup> A copy of this Presentation is attached as Attachment B.

In response to a member's question, Mr. Jankowski advised of the different ways in which faculty and staff were able to engage in health promotion initiatives, some of which included: becoming a suicide alert helper (safeTALK), offer course-review sessions for upcoming Exam Jam events, or to provide secondary analysis of NCHA data.

In response to a member's question, Mr. Jankowski explained that physician appointments for domestic students were covered by Ontario Health Insurance Program (OHIP), and for international students through the University Health Insurance Plan (UHIP). Mr. Overton added that certain counseling and health promotion were funded by the Student Service fees.

A member asked if students who had come to use the clinic, had self-identified or contacted the HCC through referrals. Mr. Jankowski noted that peer to peer referrals had been greater than before and that the HCC focused on increased training to peer leaders as well.

In response to a member's question, Mr. Overton noted that NCHA data and feedback from students and staff was incorporated when benchmarking against other colleges and universities. As a follow up, the member asked what area required improvement at UTM. Mr. Overton stated the areas of mental health and community referrals has become increasingly complex, and that due to the fact that specialists were not available on campus, non-critical cases could have a wait-time of approximately 4 to 5 weeks. He advised members that there were efforts being made to invest towards a mental health nurse in order to reduce wait-times for front-line physicians and refer relevant cases directly to appropriate specialists.

A member asked if the data provided by NCHA could be analyzed based on the time during the academic year, to identify any particular periods which caused higher rates of self-identified stress. Mr. Jankowski advised that the data could not be divided by time of the year, however there was a significant amount of data available for secondary analysis, which could be used to even greater advantage to students and staff in understanding health related issues at the university level. However, given staff resources this was being currently explored in a limited manner.

#### **4. 2015-16 Operating Plans: UTM Service Ancillaries**

The Chair informed members that the Campus Affairs Committee (CAC) considered for approval, the operating plans for all UTM service ancillaries on an annual basis. These plans included a Management Report that described the proposed services and programs offered within the financial parameters of the University's operating budget and financial policies set by the Business Board. The plan also included each ancillary's annual operating budget, as well as changes to programs and levels of service, categories of users, accessibility, and compulsory or optional fees. This year, the plans reported on actual financial results for 2013-14, the forecast for 2014-15 and projections for the five year period, 2015-16 to 2019-20. Only the proposed budget for 2015-16 was presented for approval. The Chair invited Mr. Nykolaj Kuryluk, Vice-Chair, of the CAC to advise members on discussion which occurred on this item at that committee's meeting held on January 8, 2015. Mr. Kuryluk summarized the discussion at the CAC level, noting questions regarding the renovation refresh of Starbucks, and future plans and strategies for the Conference Service ancillary.

The Chair invited Mr. Paul Donoghue, Chief Administrative Officer, Mr. Chad Nuttall, Director, Student Housing & Residence Life and Ms. Vicky Jeziersky, Director, Hospitality & Retail Operations to present the item<sup>3</sup>. The presentation included the following points:

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<sup>3</sup> A copy of this Presentation is attached as Attachment C.

- The university's four financial objectives for service ancillaries: operate without subsidy; provide for capital renewal; maintain a 10 percent operating reserve; and, having achieved all of these objectives, to contribute to the operating budget.
- Prior to being submitted to the CAC and Campus Council, a number of bodies were involved in the consultative processes for service ancillaries, which included the review of Residence and Meal plans, Food Services and Parking with their respective advisory committees<sup>4</sup>;
- Challenges within the Residence ancillary included unexpected maintenance repairs and the use of *Erindale Hall* as temporary swing space during the North Phase II building expansion. The occupancy rate of 95 to 96 percent was due to 'no-shows', or students who had submitted their deposit, but did not take up residence. The accumulated deficit of \$400,000 will be eliminated by 2016-17;
- Market comparison indicated that UTM residence rates were below average when compared to other universities within the GTA and higher than those much further out, as would be expected. UTM residence rates were the lowest among U of T's 8 residences;
- UTM was at or below midpoint in a university market comparison of food service price, where UTM prices were on average the 8<sup>th</sup> lowest;
- Overall food price increases were forecasted to be 2.8% and the forecasted weighted average meal plan increased by 1.5%. UTM Meal plan rates also ranked in the middle of all Ontario Universities when compared to declining balance plans;
- Regarding the Conference Services Ancillary, challenges for the ancillary included the loss of rental space as the Academic Culture English (ACE) and other academic-related programs have grown, major growth in general summer enrolments;
- It was explained that as per industry standards, most of UTM's parking lots were at or over capacity. When compared to parking services at UTSC, St. George, York, McMaster and Credit Valley Hospital, UTM's rates were some of the lowest;
- On the subject of the Parking ancillary it was reported that since the introduction of the U-Pass demand for parking had decreased, however UTM remained a commuter campus and campus population continued to grow. In consultation with the Transportation & Parking Advisory Committee, several options were reviewed that would allow for an effective response to parking concerns;
- The predicted annual 3% increase in parking rates had generated an operating surplus that would be used towards the construction capital reserve to partially fund a second parking deck, planned for 2016 (further discussed under Item 4);

In response to a member's question, Mr. Donoghue explained that per industry standards, any occupancy count of 80% was deemed to be "at capacity", an assessment that was especially applicable to UTM where inventory was spread over several different parking lot locations.

A member commented on residence pricing noting the monthly rates appeared to be higher than market or university comparison when divided by 7 months, to which Mr. Nuttall responded that residence rates were not charged on a monthly basis and that UTM's residences primarily offered single rooms as opposed to shared rooms at most other universities. In response to a follow up question, Mr. Nuttall responded that Student Housing Advisory Committee (SHAC) were presented with the list of projects to complete on residence buildings, and were in favor of reinvesting in older buildings. Mr. Nuttall reminded members that despite a period of expansion on campus, older buildings also required reinvestment and maintenance. The member then inquired as to the cost of the removal of 100 rooms from Erindale Hall during construction of the North building. Mr. Nuttall responded that the arrangement was cost-neutral as those rooms were paid for, however there are operational impacts for example, lesser meal plans would be purchased.

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<sup>4</sup> The Terms of Reference and Memberships for Advisory Committees are available here:  
<http://www.utm.utoronto.ca/governance/advisory-committees-terms-reference>

A member observed that the Conference ancillary had experienced a net loss for several years, and inquired into the reasons as to why the campus would continue to attempt hosting any conferences. Ms. Jezierski responded that the Conference ancillary did not only serve external requests for conferences but handled all internal requests for booking space on campus and organized many logistical aspects of events held on campus by various departments. In addition to these core services, selling space for external conferences would assist in covering costs for the department. Ms. Jezierski advised that the ancillary was looking to rebuild the service and utilize space more efficiently, while incorporating increased built space on campus into future plans.

A member inquired further about the consultations surrounding the parking, conference and food service ancillaries. Mr. Donoghue noted that the Food Services Advisory Committee (FSAC) was a very active group, and that when the food ancillary budget and management reports were presented, they were thoroughly discussed and no objections were raised. He also commented on consultation which occurred at the Transportation & Parking Advisory Committee (TPAC) which included faculty, staff and student leaders in its membership. He informed members that there had been significant discussions and a variety of alternative suggestions were researched by the administration. These options included the concept of smart parking, where smart phone apps would provide information on available parking spots; and an analysis of a variation in parking rates as advocated by student leaders, which would discount rates for students. Mr. Donoghue reported that it was found that not only would the implementation of smart parking be costly, it would not address the basic issue of capacity, since its focus was on improving efficiency. With respect to a discount on parking rates for students, analysis suggested that in order to maintain overall revenues, a 10% student discount would require a 33 percent price increase for staff and faculty. Mr. Donoghue noted that TPAC had engaged in a fulsome discussion about all of these options.

In response to a member's question regarding the selection process for students on advisory committees, Mr. Nuttall responded that the Student Housing Advisory Committee (SHAC) had representatives for the different residence types – and pointed to a detailed breakdown in the documentation provided. Mr. Donoghue noted for TPAC and FSAC, students were appointed by virtue of their position as student leaders, elected to the UTM Student Union or UTM Association of Graduate Students.

Several requests had been made from the University of Toronto Mississauga Students' Union which had not been received by the Office of the Campus Council due to a technical server error<sup>5</sup>. The Chair advised requesters that UTMSU could address the Council, but would be granted a single time slot. The Chair granted the speaking request to Ebi Agbeyegbe, Vice-President, External, UTMSU. Mr. Agbeyegbe addressed members of Council and urged members to shift their discussion of numbers to that of process and impact. Mr. Agbeyegbe stated that tuition and other fees continued to increase on an annual basis, and that vulnerable students were impacted most. He pointed to a set of signed petitions from students who were against the increase of ancillary fees, and numbered in the thousands. Mr. Agbeyegbe pointed to the advisory committees noting that they were informal and did not include voting powers, and emphasized a need for greater representation for students on governance bodies. He asked members of Council to vote against the motion or abstain as these fees would adversely affect students. Mr. Agbeyegbe also added that UTMSU would discuss further alternatives with the administration so as to avoid an increase in ancillary fees.

The Chair thanked the student leaders for their presentation.

On motion duly moved, seconded, and carried

YOUR COMMITTEE APPROVED,

THAT, the proposed 2015-16 Operating Plans and Budgets for the UTM Service Ancillaries, as summarized in Schedule 1, the service ancillary capital budgets as summarized in Schedule 5, and the rates and fees in

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<sup>5</sup> Subsequent to the meeting the Secretariat investigated the matter with IT staff and discovered a technical problem: while the requests were submitted via the online form, these requests were not forwarded to the Secretariat and the requesters did not receive automatically-generated error messages that their requests had not been registered. The problem was immediately corrected and the system tested.

Schedule 6, as recommended by Mr. Paul Donoghue, Chief Administrative Officer, in the proposal dated December 1, 2014 be approved, effective May 1, 2015.

## **5. Capital Project: University of Toronto Mississauga Parking Deck Expansion - Report of the Project Planning Committee, Project Scope, and Sources of Funding**

The Chair advised members that Council considered project planning reports and recommended to the Academic Board approval in principle of such projects as was determined by the *Policy on Capital Planning and Capital Projects*. The Chair reminded members that non-financial aspects of the project planning reports were considered in *open session* and financial aspects including overall costs and amounts derived from various sources were considered *in camera*. The Chair invited Mr. Nykolaj Kuryluk, Vice-Chair, CAC to advise members on discussion that occurred on this item at its meeting held on January 8, 2015. Mr. Kuryluk advised that the short discussion on the item had been focused on whether or not the parking ancillary contributed to the campus' operating reserve. It was explained that it did not. The committee had been in support of this item.

The Chair invited Mr. Donoghue to present<sup>6</sup> the item. Mr. Donoghue noted that over the past several years, there were significant improvements to the Mississauga public transit system. The most important factor in improving access to the campus using Mississauga Transit was the introduction of the UPass, which allowed unlimited use of MiWay at about one-ninth the cost of other frequent-user passes. The UPass was made available to all UTM students and paid for through a student ancillary fee. The impact of these improvements was dramatic as rates of demand for parking declined from a peak of approximately 30 spaces per 100 campus population, to between 15 to 20 spaces. Mr. Donoghue noted however that even with these changes and with continued efforts to improve public transit access to the campus, further lowering of demand for parking would be marginal: for much of the campus population, the utility of public transit service to UTM was limited.

Mr. Donoghue advised members that the proposed project was to construct a second single-level parking deck above a portion of the largest surface parking lot at the south end of the campus, located across the Recreation Athletic Wellness Centre, adjacent to the existing parking deck. The deck would contain approximately 300 spaces and would address current and longer term shortages. He noted that this would bring the total campus inventory of spaces available in 2015-16 to 2374, just under 15 spaces per 100 total campus headcount (currently 2143 spaces). This year, faculty, students and staff who were unable to find a space were directed to Temporary Lot 11, which was used for construction workers and often served a staging/mobilization purpose related to ongoing construction on the campus. In addition, in the last two years, UTM has been experiencing difficulties related to how long it took to find a parking space in the various lots, resulting in traffic backing up on campus and, at times, off campus (onto Mississauga Road and The Collegeway). This congestion has resulted in long delays for those who park, but also those that travel by bus, carpool or were dropped off.

Mr. Donoghue noted the Project Planning Committee was struck in the fall of 2014. Membership included faculty, staff and undergraduate and graduate students. Mr. Donoghue stated that until recently, a second parking deck was planned for spring, 2016. However, with the impending loss of Lot 1 in January, 2015 for the construction of the North Building Phase B, supply would decrease below what would be needed to provide an acceptable level of service to the UTM community, impeding daily operations of the campus, negatively impacting the overall student experience and UTM's community stewardship activities. As a result, it was decided to advance the target construction date by a year, to 2015.

In response to a member's question, Mr. Donoghue advised that 300 spaces would be sufficient based on enrolment growth for about 5 years. A member asked if a discounted lot, someone further from the campus, such as that at

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<sup>6</sup> A copy of the presentation is attached as Attachment D.

McMaster, were a possibility at UTM. Mr. Donoghue advised that this option had previously been investigated. He explained that the City would not support the use of Erindale Park for UTM parking at the expense of access by the general community. Similarly, the idea of renting space in nearby malls and using shuttle buses was explored: even where there appeared to be capacity, mall owners declined even discussing the possibilities.

A member inquired about the number of visitors who park at UTM and suggested separate rates for visitors. Mr. Donoghue responded that unfortunately there was no distinctive way to ascertain which Pay and Display tickets were purchased by students or visitors as some students would pay for parking on a day to day basis. A member added there were short term parking spaces available in front of the Davis building targeted to visitors to the campus.

A member suggested regular progress updates on capital projects to council members. With the Chair's agreement, Mr. Donoghue agreed to provide regular such reports.

On motion duly moved, seconded, and carried

#### YOUR COMMITTEE RECOMMENDED

1. THAT the Project Planning Committee Report for the Parking Deck Expansion at the University of Toronto Mississauga, dated November 10, 2014, be approved in principle; and
2. THAT the proposed construction of a single-level parking deck, on the site of an existing surface lot with a capacity of approximately 300 parking spaces, be approved in principle, to be funded by the UTM Parking Ancillary's Capital Reserve and internal financing to the Parking Ancillary from UTM's general Capital Reserves.

#### CONSENT AGENDA

On motion duly moved, seconded, and carried

#### YOUR COMMITTEE APPROVED

THAT the consent agenda be adopted and that Item 7 - Report of the Previous Meeting, be approved.

#### **6. Reports for Information**

- a. Report 9 of the Agenda Committee (January 28, 2015)
- b. Report 8 of the Campus Affairs Committee (January 8, 2015)
- c. Report 9 of the Academic Affairs Committee (January 7, 2015)

#### **7. Report of the Previous Meeting:** Report 8 – December 8, 2014

#### **8. Business Arising from the Report of the Previous Meeting**

#### **9. Date of the Next Meeting – March 5, 2015 at 4:10 p.m.**

The Chair reminded members that the next meeting of the Council was scheduled for Thursday, March 5, 2015 at 4:10 p.m. in the Council Chamber, William G. Davis Building.

#### **10. Question Period**

A member inquired into ways for student unions to become more involved in the decision making process on campus outside of their engagement on advisory bodies. The Chair responded that as a member of the Committee to Review Campus Councils, this was one of the key issues on engagement that could be further explored. The Chair also added that student union members may put their names forward for the elected student positions on UTM Campus Council and its Standing Committees.

A member suggested the inclusion of more in-depth information surrounding consultation and the impact of consultation on items of business going forward. The Chair responded that this would be incorporated more fully in future documentation.

## **11. Other Business**

There were no other items of business.

The Committee moved *IN CAMERA*.

## **12. Capital Project: University of Toronto Mississauga Parking Deck Expansion: Report of the Project Planning Committee, Total Project Cost and Sources of Funding**

On motion duly moved, seconded, and carried,

YOUR COMMITTEE RECOMMENDED,

THAT the recommendation regarding the University of Toronto Mississauga Parking Deck Expansion – Financial and Planning Implications and Funding Sources contained in the memorandum from Mr. Paul Donoghue, Chief Administrative Officer, UTM, dated November 10, 2014, be approved.

The Committee returned to open session.

The meeting adjourned at 6:37 p.m.

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Secretary  
February 11, 2015

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Chair