



# University of Toronto

Appendix "G" of  
Report Number 142 of the  
Academic Board  
March 30, 2006

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

**TO:** Planning and Budget Committee

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

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**DATE:** February 13, 2006 for February 28<sup>th</sup>, 2006

**AGENDA ITEM:** 9

Project Planning Report for East Arrival Court at University of Toronto at Scarborough (UTSC)

## **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.

## **PREVIOUS ACTION TAKEN**

The University of Toronto at Scarborough Master Plan, approved in 2001, by Planning and Budget identified a comprehensive plan for capital development in conjunction with landscape improvements. The master plan included the provision of a courtyard environment, enhancement of pedestrian pathways and enhancement of the existing structures surrounding the Arrival Court site. It also organized parking and provided a secondary entry and drop off loop around which most of the parking for the inner campus would be located.

## **HIGHLIGHTS**

The UTSC campus has grown significantly since the time the master plan was written and many new facilities have been built. Due to intensive development in recent years, the conditions of pedestrian pathways, the east parking lots, open space and roadways have deteriorated, creating unsafe conditions.

The existing layout of this area no longer aligns with surrounding facilities old and those recently constructed, and does not make use of the existing space and parking area in an efficient, attractive manner. In keeping with the planning principles of the 2001 Master Plan. The current proposal for the East Arrival Court incorporates the recommendations and direction set out within it, making improvements to enhance the student environment. The key to the design of the East Arrival Court is its pick-up/drop-off feature, adding a second commuter facility to the campus, both very much needed by the student population.

The East Arrival Court will provide a new entrance from UTSC Military Trail, organized around a principal landscape feature, a "bioswail", which will enhance the environmental performance of the Campus and improve storm water management in the Highland Creek Valley watershed. The parking area will be re-organized to provide 21 barrier free spaces for patrons with disabilities and increase visitor parking capacity. 282 standard spaces for permit holders will be maintained.

## FINANCIAL AND/OR PLANNING IMPLICATIONS

With the development of the east arrival court, the parking ancillary will address its main outstanding deferred maintenance item – refurbishment of the Inner parking lots, optimizing available space and meeting current design standards.

The total project cost for this work is estimated to cost \$3,112,642. Sources of funding are:

a) UTSC Carry Forward	\$ 232,763
b) Ancillary Investment in Capital Assets	\$ 249,961
c) Bridge funding from UTSC Operating Fund to be paid back from the Ancillary	\$2,629,918
<b>TOTAL</b>	<b>\$3,112,642</b>

There is no requirement for borrowing within the capital program. The Parking Ancillary budget submitted to the Services Ancillary Review Group (SARG) includes the loan that has been identified for the East Arrival Court. The budget model reviewed by SARG demonstrated that the ancillary is able to carry the cost of this loan over a 12 year term while meeting the budgetary requirements of SARG.

## RECOMMENDATIONS

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

1. THAT the Project Planning Report for the East Arrival Court at the University of Toronto at Scarborough be approved in principle
2. THAT the project scope as described in this report at an estimated cost of \$3,112,642 be approved
3. THAT three sources of funding be approved as follows:

a) UTSC Carry Forward	\$ 232,763
b) Ancillary Investment in Capital Assets	\$ 249,961
c) Bridge funding over a 12 year term from the UTSC Operating Fund to be paid back from the Ancillary	\$2,629,918
<b>TOTAL</b>	<b>\$3,112,642</b>