



**UNIVERSITY OF TORONTO MISSISSAUGA CAMPUS COUNCIL
REPORT NUMBER 5 OF THE CAMPUS AFFAIRS COMMITTEE**

APRIL 28, 2014

To the Campus Council,
University of Toronto Mississauga

Your Committee reports that it held a meeting on April 28, 2014 at 4:10 p.m. in the Council Chambers, William G. Davis Building, at which the following were present:

Dr. Joseph Leydon, Chair
Mr. Nykolaj Kuryluk, Vice-Chair
Professor Deep Saini, Vice-President &
Principal
Mr. Rishi Arora
Mr. Lee Bailey
Ms Melissa Berger
Mr. Paul Donoghue, Chief Administrative
Officer
Mr. Warren Edgar
Ms Elaine Goettler
Mr. Hassan Havili
Ms Donna Heslin
Professor Amy Mullin, Vice-Principal Academic
and Dean
Ms Jennifer Nagel
Mr. Mark Overton, Dean of Student Affairs
Ms Judith Poë
Mr. Moe Qureshi
Ms. Soaleha Shams

Ms Amber Shoebridge
Dr. Gerhard Trippen

Regrets:

Ms Zoë Adesina
Ms Noura Afify
Mr. Arthur Birkenbergs
Mr. Jeff Collins
Professor Hugh Gunz
Ms Melissa Holmes
Ms Jess Mann
Mr. Bilal Sandeela
Professor Luisa Schwartzman
Professor Jumi Shin
Professor Anthony Wensley

In Attendance:

Ms Nausheen Adam, UTMSU
Mr. Uranzanebi Agbeyegbe, UTMSU
Mr. Dario Cervoni, Asst. Manager, Campus Police Services
Mr. Bryan Chelvanaigum, UTMSU
Ms Diane Crocker, Registrar and Director Enrolment Management
Mr. Paull Goldsmith, Director, Facilities Management & Planning
Ms Genevieve Lawen, Member-Elect
Mr. Amir Moazzami, UTMSU
Mr. Raymond Noronha, UTMSU
Mr. Francesco Otello-Deluca, UTMSU
Ms Melissa Theodore, UTMSU

Secretariat:

Ms Sheree Drummond, Deputy Secretary of the Governing Council
Mr. Jim Delaney, Assistant 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 to the last meeting of the Committee and reflected on the Committee's work this past year. The Chair provided an overview of what the Committee had considered and made decisions on within the new governance structure. These included the establishment of an EDU-C: Professional Accounting Centre, two major capital projects, Service Ancillaries, the operating plans for UTM Student Services, and compulsory non-academic incidental fees for student services and for student societies. The Committee also received presentations on important topics to the university community such as the Co-Curricular Record, student mental health supports, the conceptual planning stages of the Student Services Plaza project and other future capital projects. The Chair thanked members for their contributions during the inaugural year of learning, and for continuing to show great interest and provide valuable advice on matters that fell within the terms of reference of the CAC.

2. Campus Master Plan: Mr. Paul Donoghue, Chief Administrative Officer (for information)

The Chair advised members that this item was presented for information and invited Mr. Paul Donoghue, Chief Administrative Officer to present¹ an update on the Campus Master Plan². Mr. Donoghue provided an overview of the purpose of the master plan, as well as key elements and planning principles. He pointed out developments regarding drop-off transit and service areas, as well as pedestrian connections. Mr. Donoghue noted that during the development and update of the Campus Master Plan in 2011, the goal was to create balanced intensification allowing green space on campus to be protected, while accommodating enrolment growth.

3. Capital Project: North Building Phase B

The Chair advised members that the Committee considered project planning reports and recommended to the UTM Campus Council approval in principle of such projects as was determined by the *Policy on Capital Planning and Capital Projects*, in this case for capital projects at UTM exceeding \$10 million (Approval Level 3). 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. Donoghue to present³ the item. Mr. Donoghue highlighted the importance of North Phase B as a keystone project that would anchor the North campus redevelopment as it would complete the phased demolition of the North Building, which was constructed over 40 years ago as a temporary structure. He reminded members that the western section of the building was demolished in the summer of 2012 and would open in August of 2014 as Deerfield Hall. UTM's continued growth had been enabled by appropriate capital investments that included contributions from all levels of government, fund-raising and internal financing. Mr. Donoghue stated that UTM continued to be guided by an integrated plan, which provided for the one-time investment of continuing growth revenues in critical capital projects, which in turn accelerated progress in priority areas, especially faculty recruitment. The strategy enabled more than \$70 million of capital reserves for new construction, renovation and campus infrastructure projects with minimal financing.

¹ A copy of the presentation is attached as Attachment A.

² To view a copy of the Campus Master Plan, please go to the following link: <https://www.utm.utoronto.ca/facilities/campus-master-plan>

³ A copy of the presentation is attached as Attachment B.

Mr. Donoghue explained that the existing site could accommodate a building complex of 29,000 nasm, that Deerfield Hall was 5200 nasm in size and that the proposed area for Phase B was 10,247 nasm. Approximately 4200 nasm of existing space would be demolished resulting in a net gain of approximately 6000 nasm, while it would also release 850 nasm in other buildings that would be re-allocated to Phase B. The building would allow UTM to accommodate growing social science programs, consolidate the Humanities program and house the departments of Sociology, Political Science, English, Language Studies, Historical Studies and Philosophy. There would be an installation of 31 traditional and active learning classrooms, collaborative research spaces, technology support and the Robert Gillespie Academic Skills Centre. Mr. Donoghue stated that the space program also included a large seating area or event space as a meeting place and a food outlet that would serve as a satellite of the major food service area included in Deerfield Hall. The projected occupancy date would be for September of 2017.

Professor Amy Mullin, Vice-Principal Academic and Dean noted the importance of this project to the academic future of UTM as it would allow opportunities for growth in the humanities and social sciences areas. She also commented on the active learning classes and encouraged faculty to take advantage of the prototypes that would be installed.

A member asked if the available space on campus, at 70 percent of Council of University (COU) generated space was comparable to UTSC and St. George campus. Mr. Donoghue stated that it was comparable to UTSC, however not to St. George, since the rate of growth had stalled there, with capital projects being undertaken for the purpose of replacing buildings; he noted that most enrolment growth had taken place at the east and west campuses. He also stated that in comparison to other universities in the province, UTM experienced higher and faster enrolment growth and that the North Building Phase B project would allow UTM room to grow into, whereas until now UTM had been building to catch up to past growth.

In response to a member's question about secondary effects, Mr. Donoghue explained that the staging plan at Erindale Hall would not impact the first year guarantee or the four year international student guarantee. It could result in a maximum of 50 students not being accommodated in residence, and in response to that the department of Student Affairs would provide assistance in finding off campus housing.

In response to a member's question, Professor Mullin clarified that student to faculty ratio was calculated based on faculty in continuing positions. Professor Saini also remarked that 57 percent of future undergraduate enrolment at U of T in the next five years would be at UTM.

The Chair allowed a non-member, Ms Nausheen Adam, Vice-President Internal Services, UTM Student Union to provide comments. Ms Adam stated that the Union was pleased that the project included increased studying space, and asked if lockers were going to be included in the new building. Mr. Donoghue responded that locker space would not be included in North Building Phase B as the addition of lockers was not identified by the Project Planning Committee as a priority during a full year of work. In response to Ms Adam, Mr. Donoghue stated that there were currently 628 lockers in the W.G. Davis building, which would decrease to 552 during the proposed reconstruction of the Davis Building. He also stated that discussions were pending with UTMSU regarding the use of the Student Centre as possible relocation for 226 of the lockers, changing to a four month locker rental period and the confirmation of actual locker count in the Student Centre.

In response to a member's question, Mr. Donoghue stated that the building would not be geo-thermal, but would continue on the development reinvigorated during the construction of Deerfield Hall, to renovate the central utility plant as it would be the most cost efficient. In response to a follow up question, Mr.

Donoghue stated that Campus Police would remain in the Davis building, but the building would include standard security fixtures and measures.

On motion duly moved, seconded, and carried

YOUR COMMITTEE RECOMMENDED

1. THAT the Report of the Project Planning Committee for North Building Phase B, dated April 23, 2014, be approved in principle; and
2. THAT the project scope of the North Building Phase B, totalling 10,247 nasm (20,494 gross square meters) to be located on the site of the existing North Building on the UTM campus, be approved in principle, expected to be funded from a combination of the following sources:
 - Provincial Capital Funding (Major Capacity Expansion Framework);
 - Capital Reserves derived from the UTM Operating Budget;
 - Capital Campaign (Donations and Matching Funds); and
 - Borrowing.

4. Annual Report: UTM Campus Police (for information)

The Chair reminded members that the Committee received annually reports on services within its areas of responsibility including campus police services. These reports were then submitted to the University Affairs Board for information. The Chair invited Mr. Donoghue to present the item. Mr. Donoghue advised members that the agreement between the University and the Peel Regional Police Services Board guided and defined much of the Campus Police relationship with the Peel Regional Police Service. He stated that the department consisted of a Manager, Assistant Manager, four Corporals and eight Constables and that all officers were sworn as Special Constables by the Peel Regional Police Services Board. The Annual Report included a statistical overview of crime occurrences and other activity for incidents over the past three years, details on training and recruitment, community policing activities and other support services. Mr. Donoghue stated that the data was divided into broad categories and from 2013 showed that there was an overall decrease of occurrences over the previous year. He also highlighted two of those categories, the first being an increase in occurrences from 9 to 15 in domestic disputes. Mr. Donoghue informed members this was seen in a positive light as it demonstrated an increased willingness to report and heightened awareness by those affected. He also noted the occurrences of fraud had increased from 13 to 34 due to improved identification and monitoring of UPass and parking pass fraud by Campus Police.

Mr. Donoghue invited Mr. Mark Overton, Dean, Student Affairs to provide the Committee with an update on another matter regarding security on campus. Mr. Overton informed members of a break-and-enter and sexual assault which occurred in a townhouse residence through an unlocked ground-floor window, when an unknown perpetrator had touched a resident on the neck, who pushed the perpetrator away and both retreated without further contact. UTM Campus Police immediately began an investigation and engaged Peel Police. The community of residence students had been sent notice and safety. The three residents of the affected townhouse were offered relocation, deferred exam support if they wished it, and campus and community counselling and safety resources. Patrols of the residences were also increased by UTM and Peel Police and UTM continued to work with residents to jointly create a safer community.

5. Annual Report: Recognized Campus Groups (for information)

The Chair reminded members that the Committee received annually reports on services within its areas of responsibility including the recognition of campus groups in which membership is voluntary. The Chair invited Mr. Mark Overton, Dean Student Affairs to provide an overview. Mr. Overton informed members that UTM student community was large and diverse, and provided a range of opportunities for student participation undertaken by campus organizations. For many students involvement in voluntary campus organizations formed a significant component of their learning while at UTM. Mr. Overton stated that the annual report was in accordance with the University's *Policy on Recognition of Campus Groups* and included administrative decisions to grant, deny or withdraw recognition for groups based on the UTM campus for the reported academic year, and for those granted recognition until September 30, 2014. Mr. Overton informed members that as of April 14, 2014, the total number of applications for recognition received was 92 with one withdrawn application and no groups were denied recognition. Mr. Overton invited Ms Kate McGartland, Student Development Officer to highlight events and activities held by recognized groups, including OUT@UTM, TEDxUTM, UTM Debating Club and ECASA Sync Afrique⁴.

CONSENT AGENDA

On motion duly moved, seconded, and carried

YOUR COMMITTEE APPROVED

THAT the consent agenda be adopted and that Item 6 - Report of the Previous Meeting, be approved.

6. Report of the Previous meeting: Report 4 – February 10, 2014

7. Business Arising from the Report of the Previous Meeting

8. Other Business

There were no items of other business.

IN CAMERA SESSION

The Committee moved *in camera*.

9. Capital Project: Project Planning Report for the UTM North Building - Phase B – Financial and Planning Implications and Funding Sources + (for recommendation)

On motion duly moved, seconded, and carried,

YOUR COMMITTEE RECOMMENDS,

⁴ A copy of the presentation is attached as Attachment C

THAT the recommendation regarding the University of Toronto Mississauga North Building – Phase B – Financial and Planning Implications and Funding Sources contained in the memorandum from Mr. Paul Donoghue, Chief Administrative Officer, UTM, dated April 23, 2014, be approved.

The meeting adjourned at 5:55 p.m.

Secretary
May 1, 2014

Chair

CAMPUS MASTER PLAN

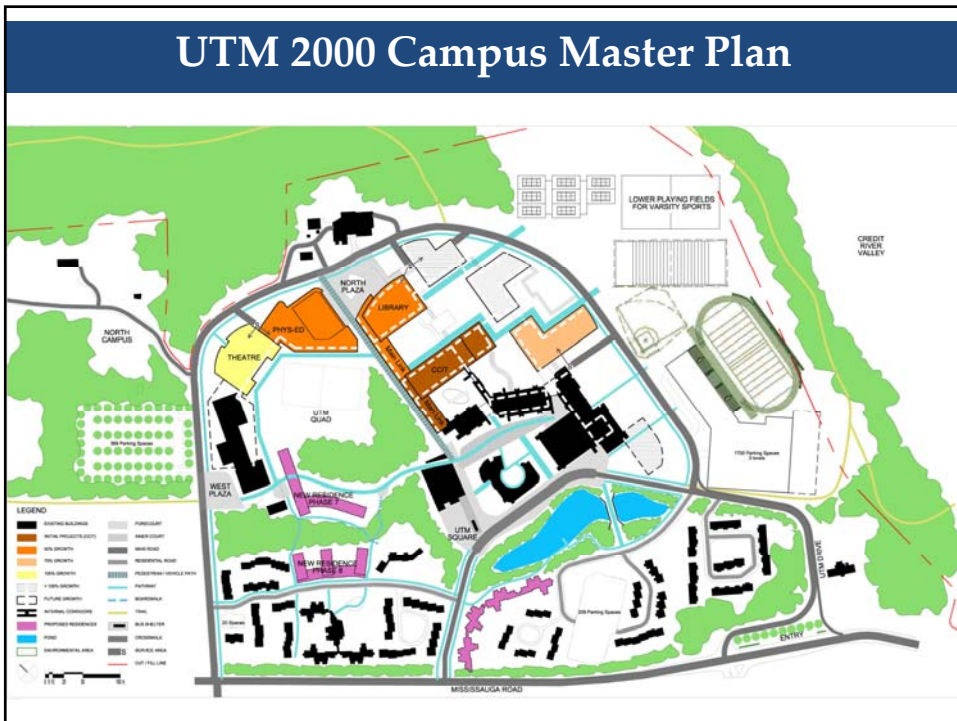
Paul Donoghue, CAO
Campus Affairs Committee
April 28, 2014



Purpose of the Master Plan

- Not a “building plan” (e.g. prescribe future buildings)
- Analysis of planning context – where are we?
- Articulate planning principles
- Provide guidance for future development
- Inform potential of individual sites
- Demonstrate intent **but** allow flexibility in program and implementation
- A “road map”





KEY ELEMENTS of the UTM 2000 Master Plan

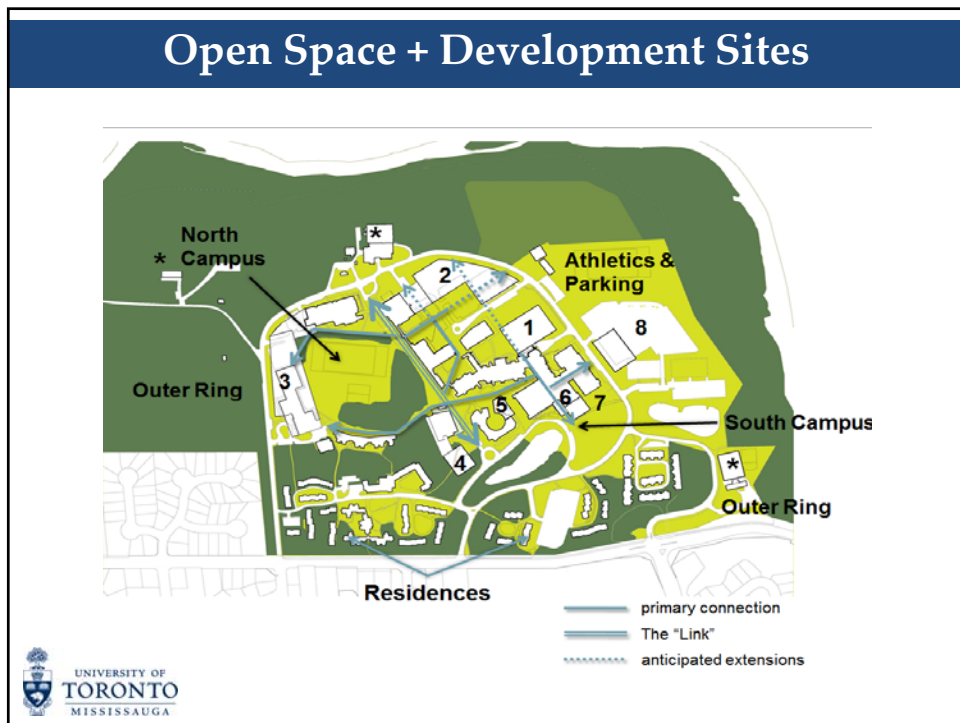
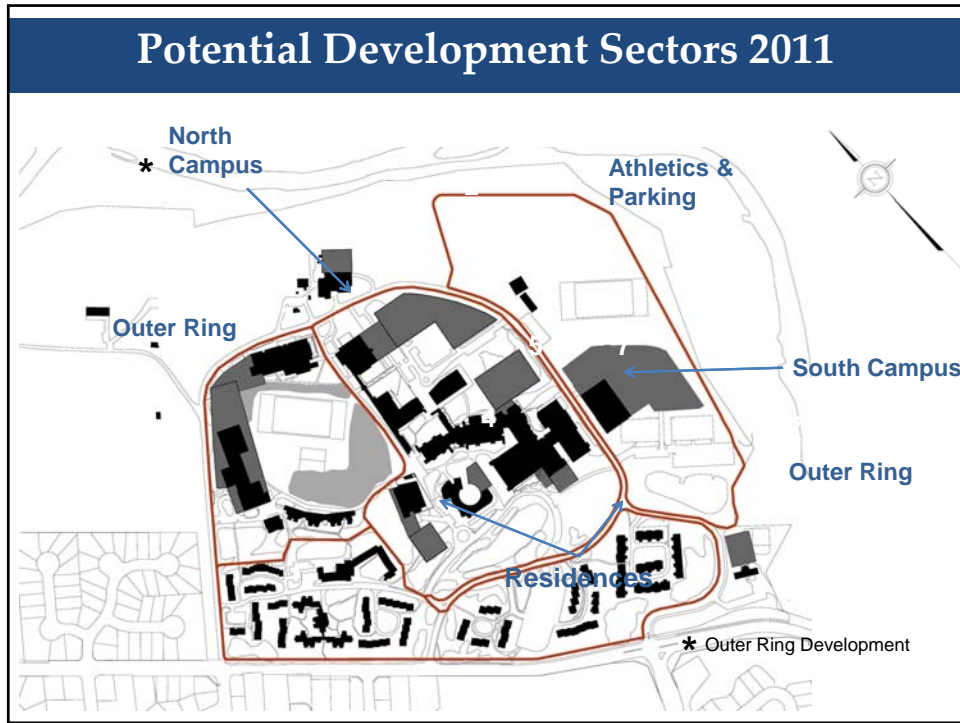
1. Main Link
2. Five Minute Walk
3. Courtyards
4. Entry Plazas
5. New Entrance
6. Main Quad
7. Connected Residences
8. Integrated Built Form
9. Coordinated Parking, Service and Traffic Plan





Planning Principles

1. Campus Environment
2. Land Use
3. Massing
4. Balanced Intensification
5. Sustainability
6. Accessibility
7. Heritage Preservation



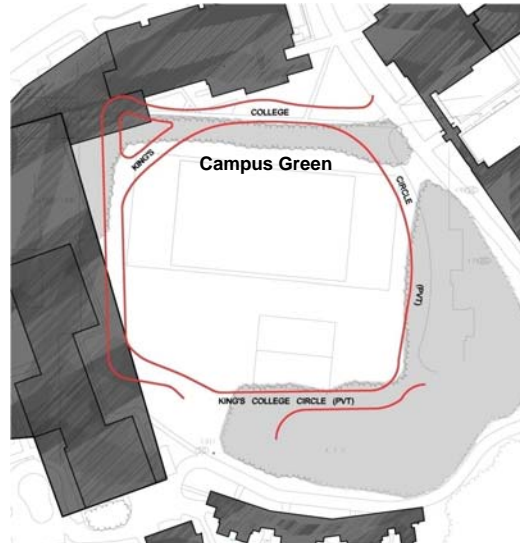
North Campus Open Space-Campus Green

Back Campus



Front Campus*

St. George Open Space
Comparable in size

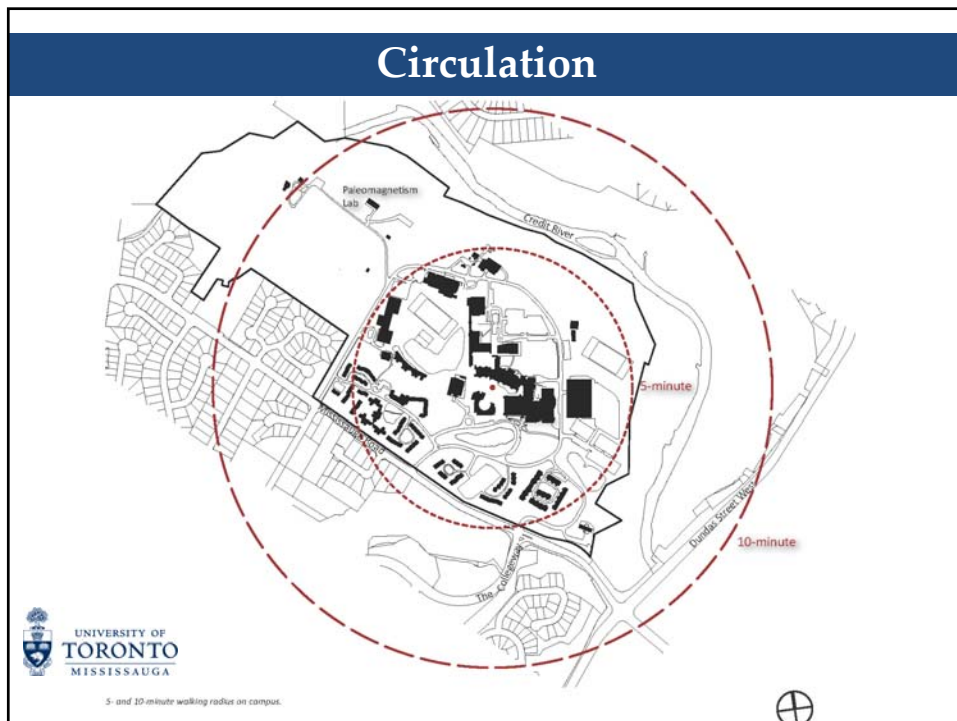
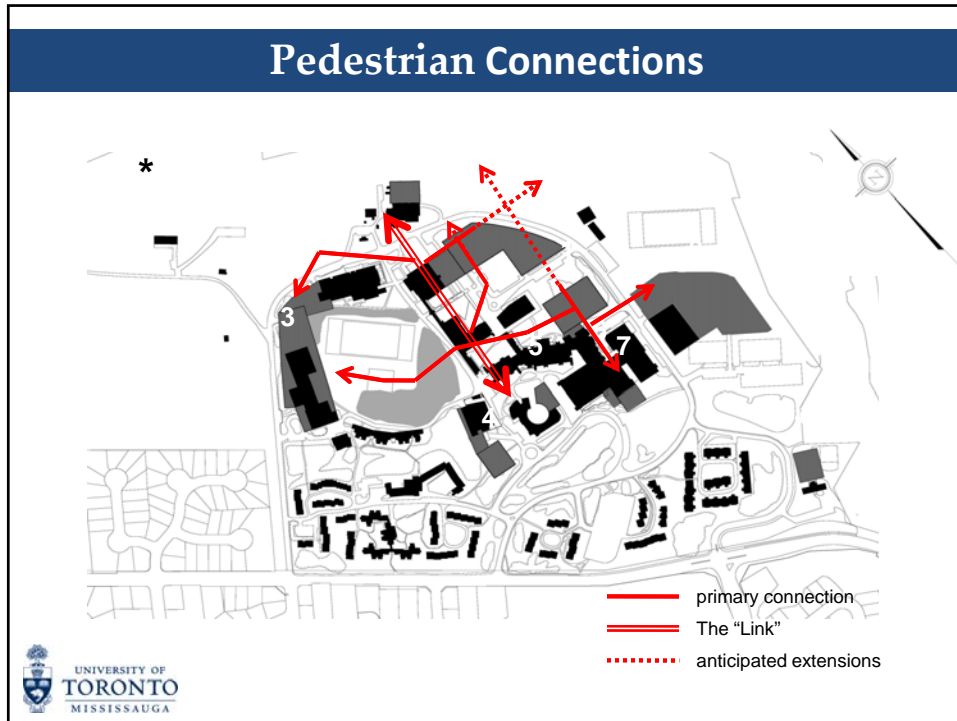


Drop-off, Transit and Service



- Building Service
- Drop-off
- Transit and Shuttle





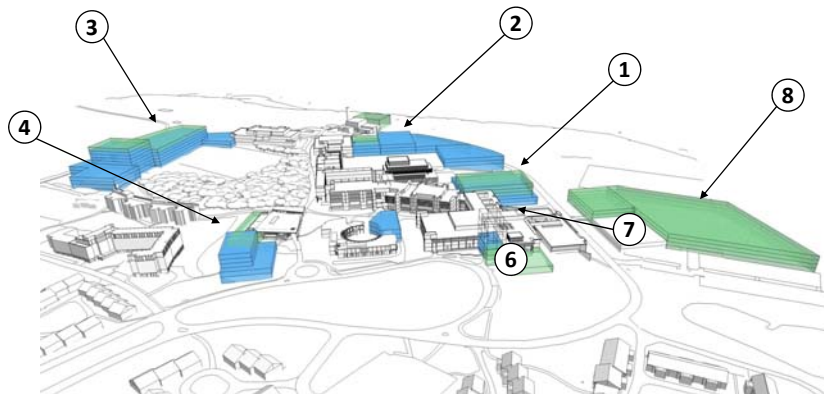
What is a Building Envelope ?



Actual Build-out Limited By: Program, Design, Budget

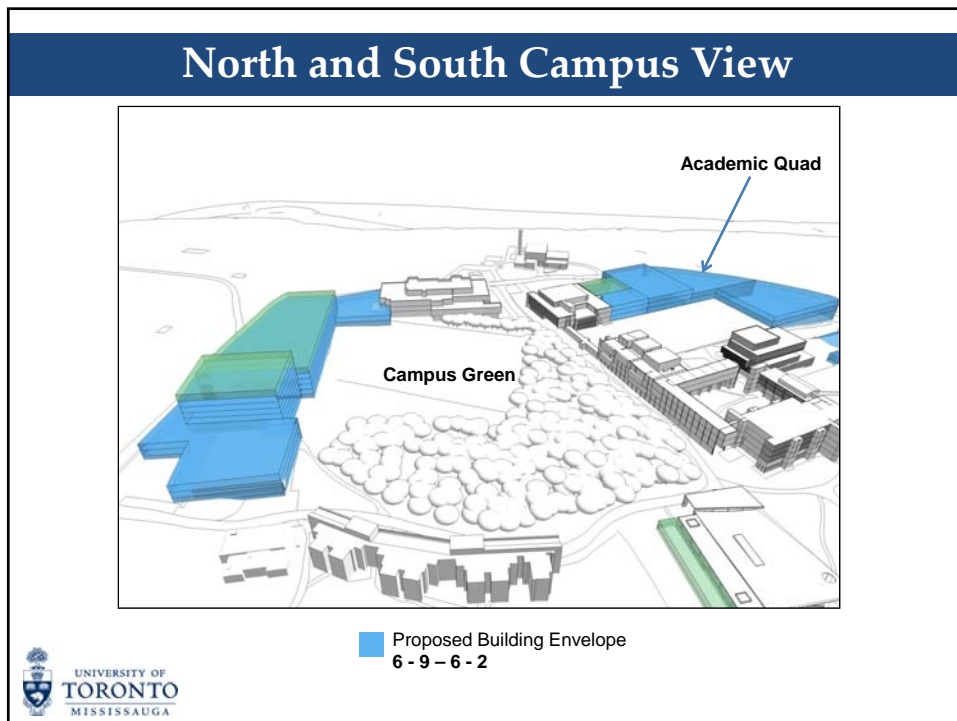
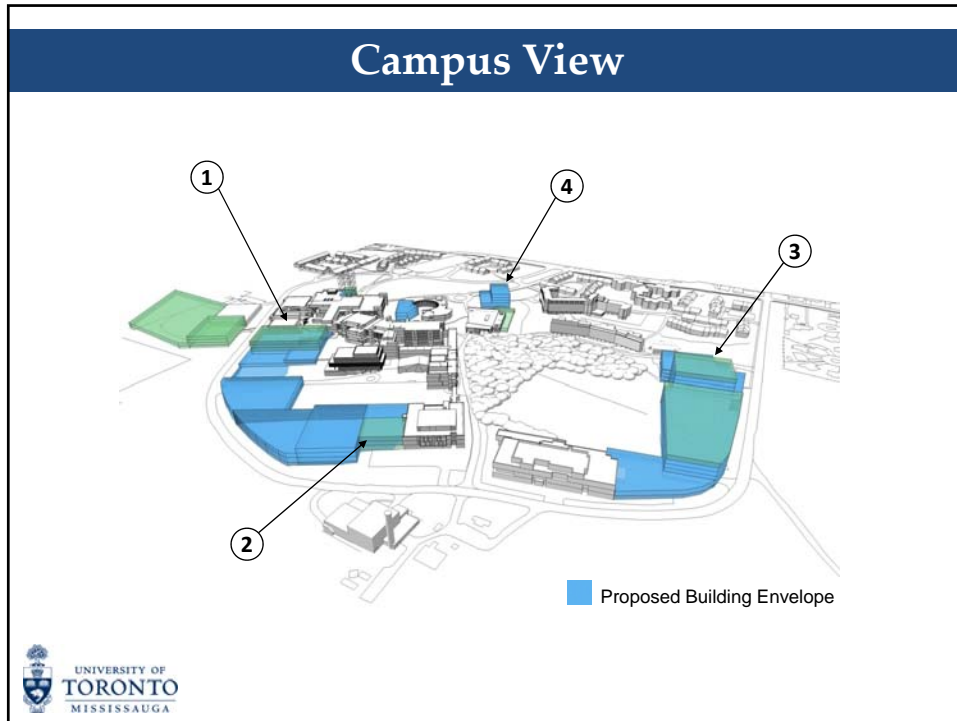


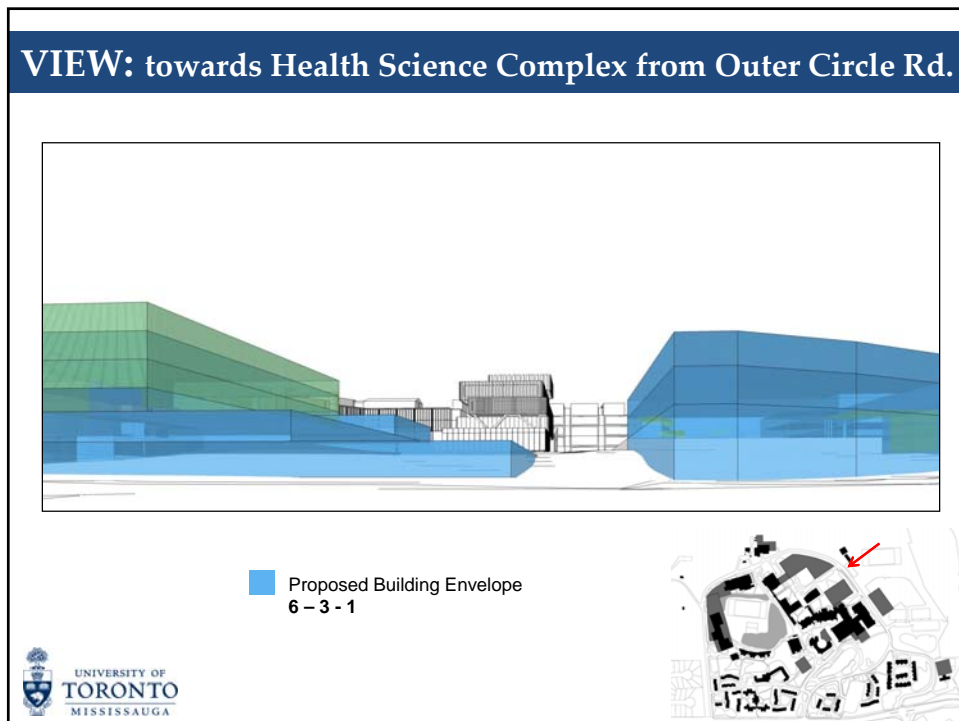
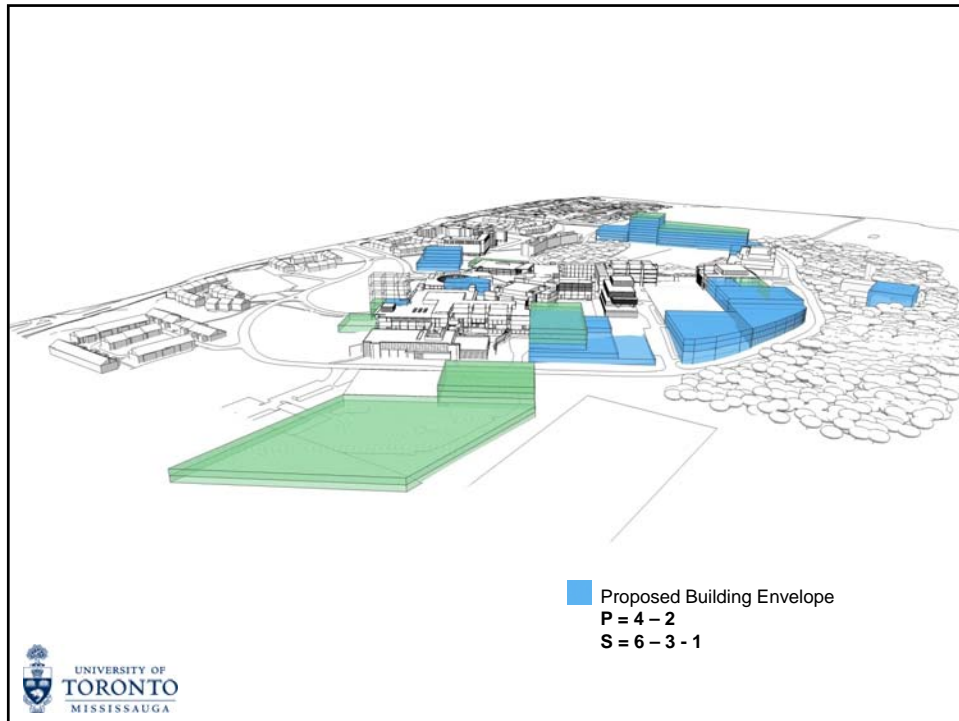
Campus View

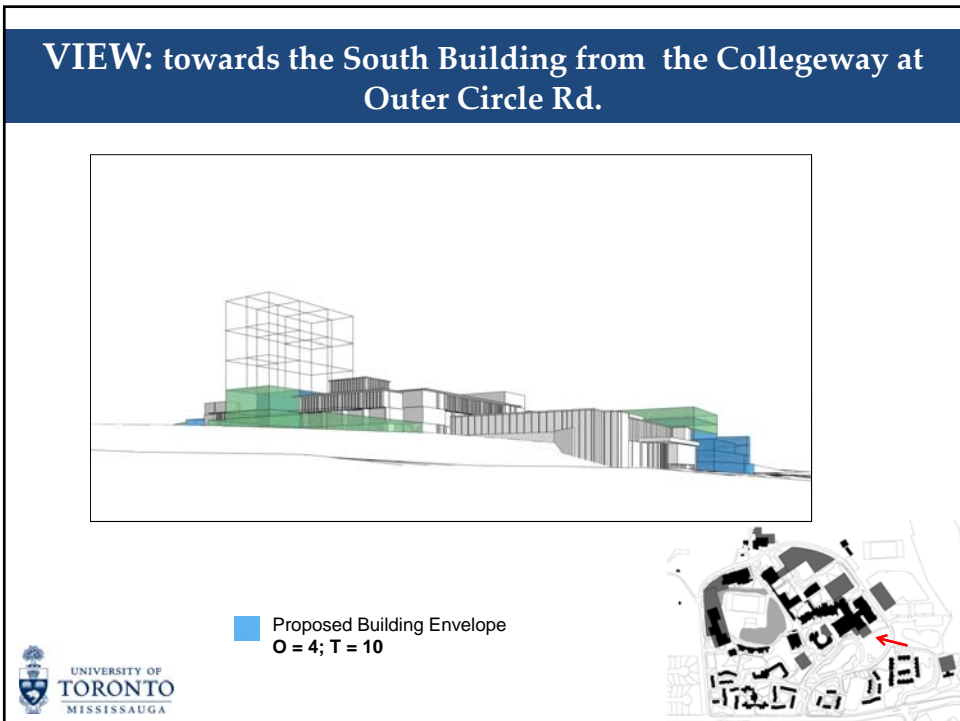
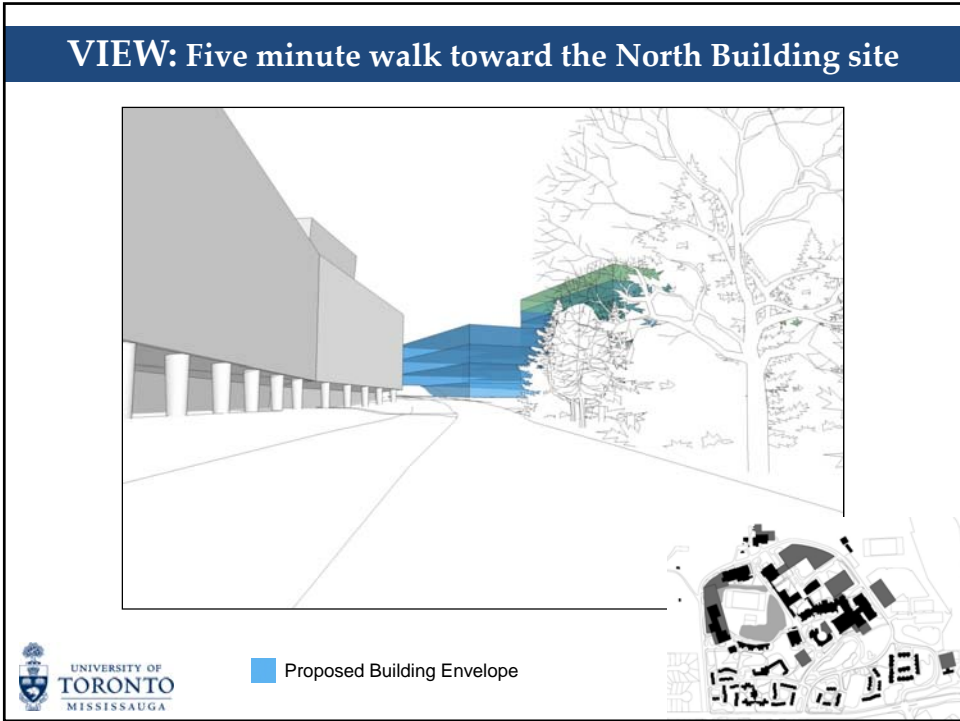


■ Proposed Building Envelope
K = 3; SC = 5-6; #7 = 1
Elev. N-S Ring Road = 16m (4)



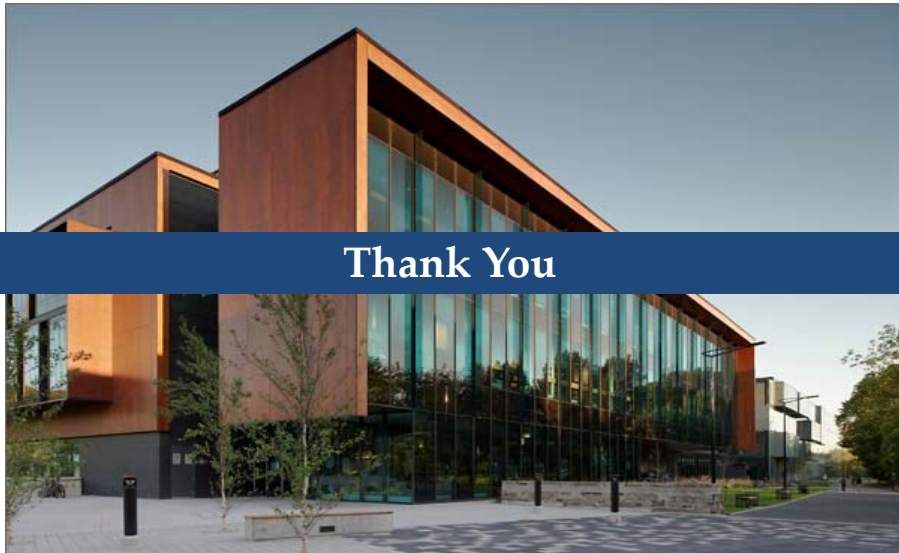






Constraints/Opportunities

- What will develop and how?
- Related to our sources of funding
- Government funding 'restraints' vs 'demand'
- UTM ready, willing and able
- Will not sacrifice academic experience for growth
- Uncertainty of capital funds



Thank You





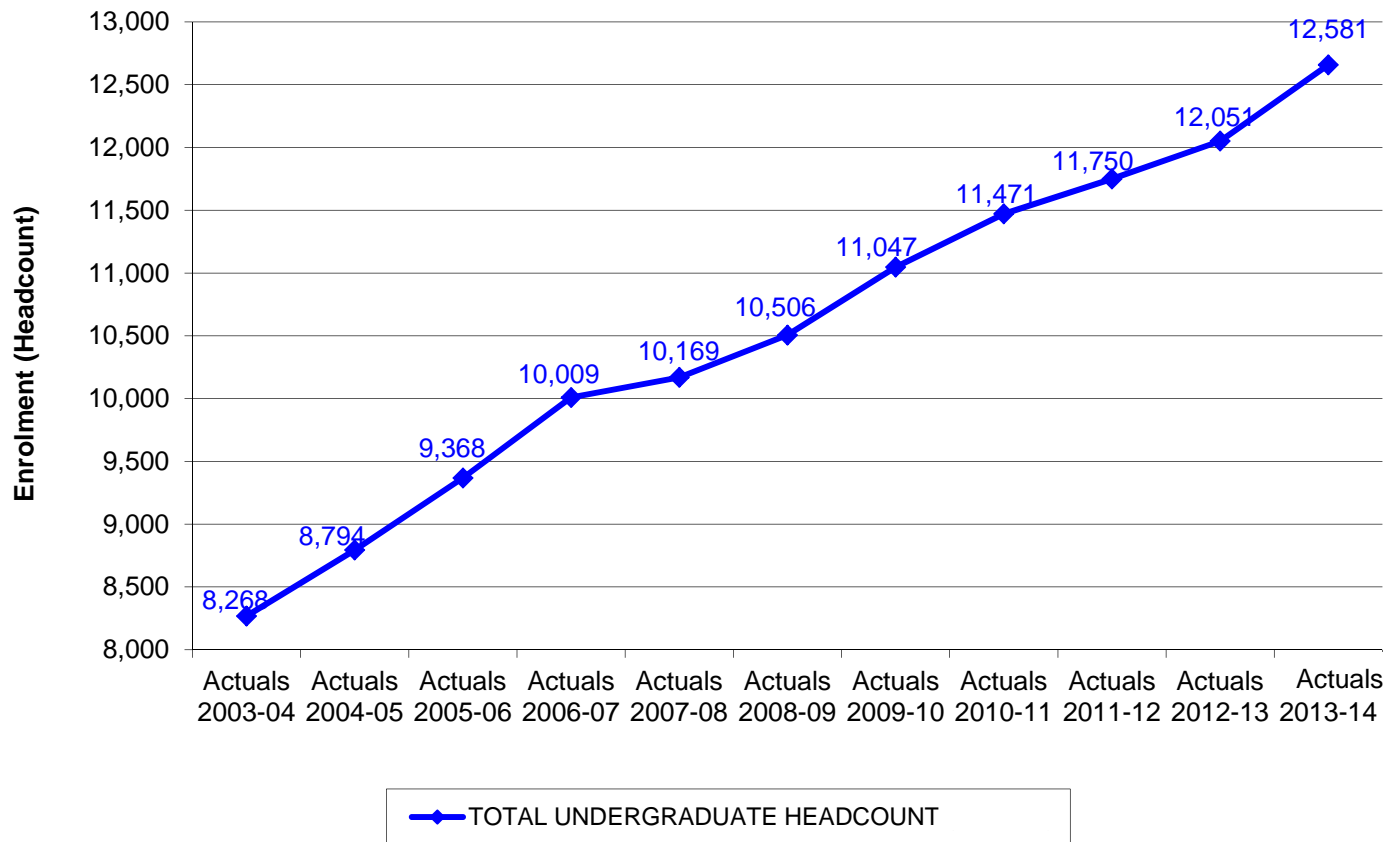
NORTH BUILDING RE-CONSTRUCTION

Phase B
Report to Campus Affairs Committee
April 28, 2014

Lecture Hall 110

Driving the Need for Space

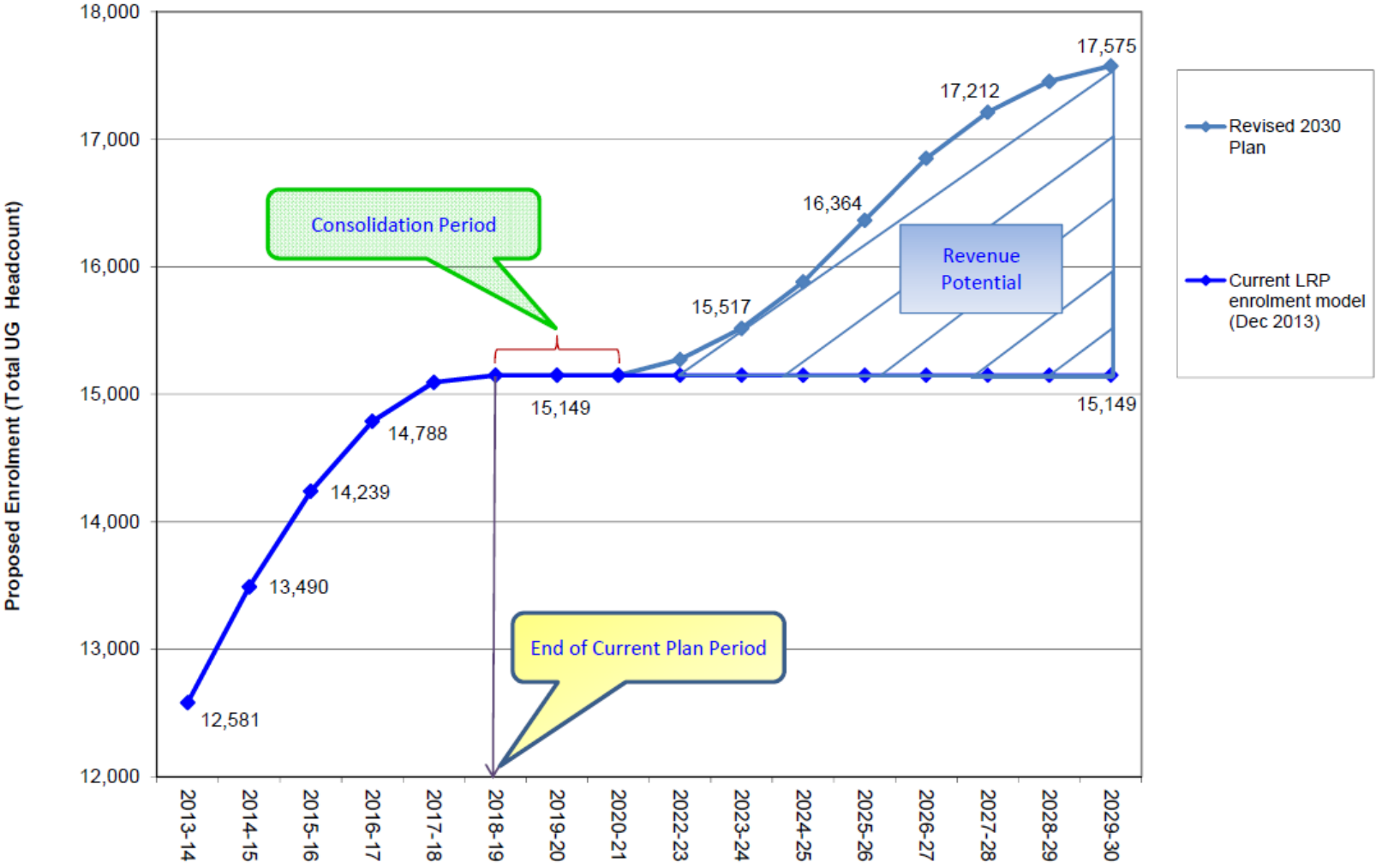
UTM Undergraduate Enrolment - Historical Growth



2.5m sf and Still Playing Catch-up



UTM Undergraduate Enrolment - Planned Growth



UTM

FTE UG Students:

2003/04 6,842
2008/09 8,678
2013/14 10,482
53% growth since 03/04

Actual Inventory (nasm):

03/04 = 44,578
13/14 = 62,256
40% growth since 03/04

Projected UG FTE:

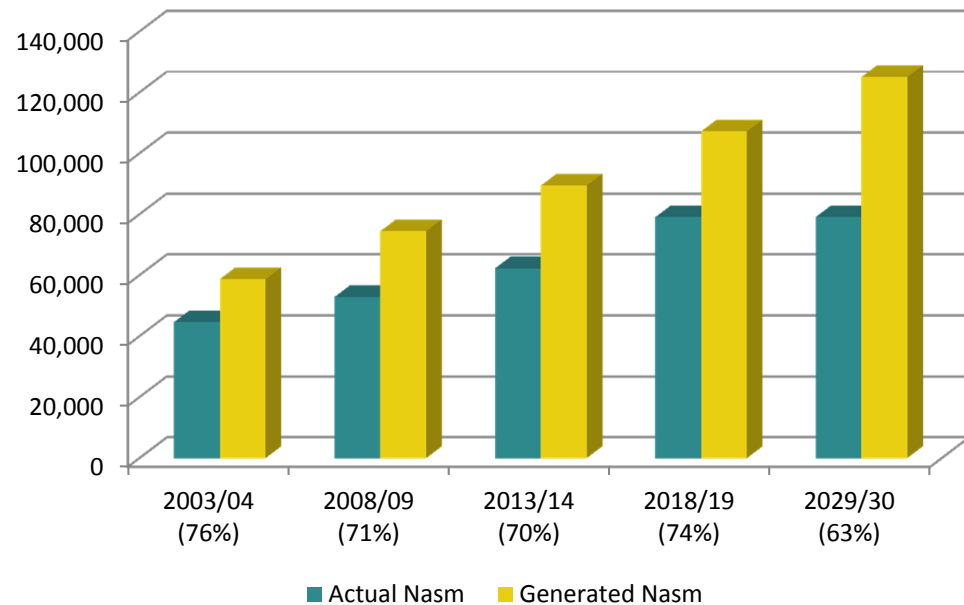
2018/19 12,682
2029/30 14,763

Projected Inventory (nasm):

2018/19=79,093

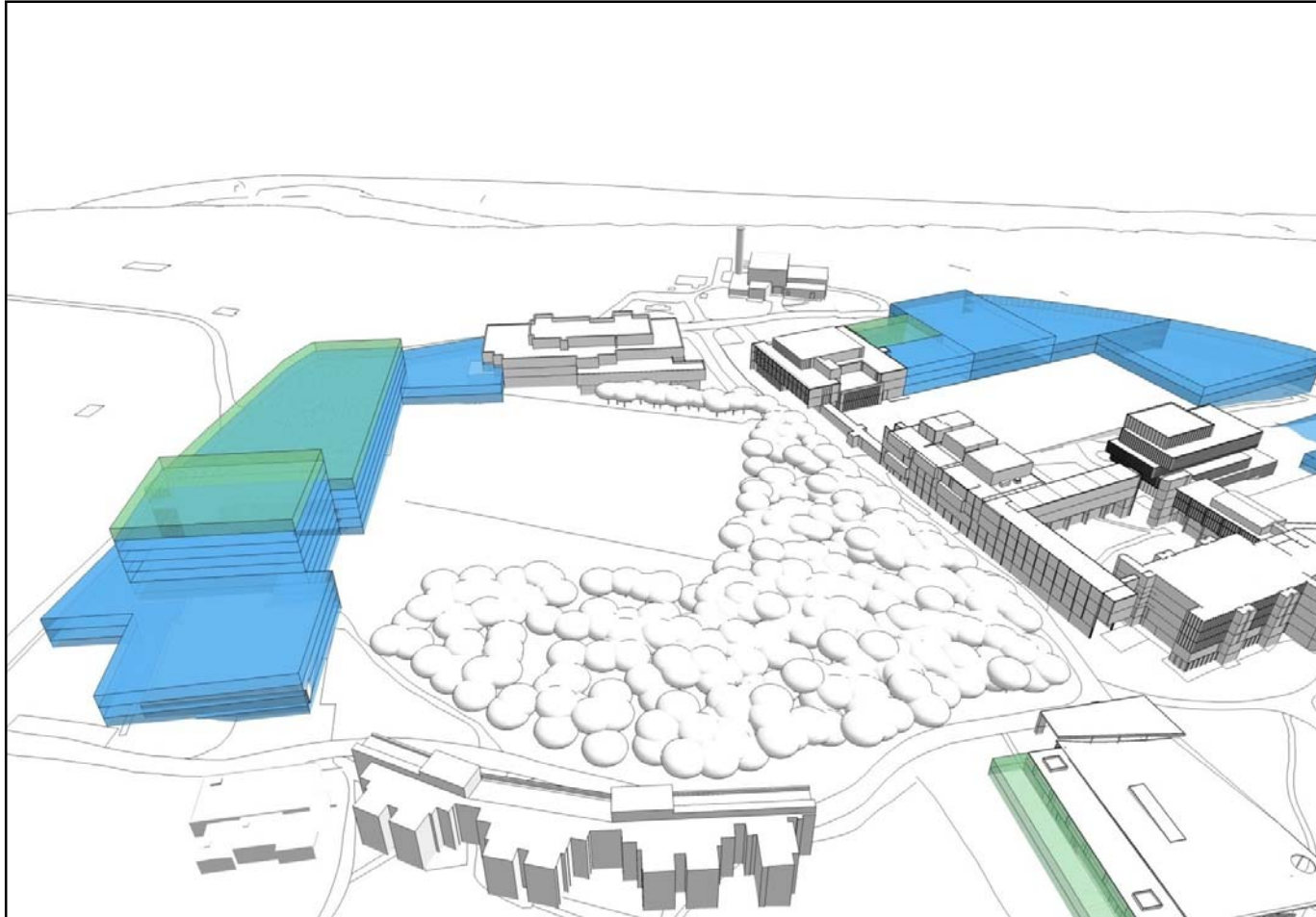
Changes in Space Requirements Over Time

(Target of 85%)



North Building Site Envelope

29,000 nasm



Deerfield Hall

Approved: February 2012 **Opens:** September 2014
5,200 nasm



North Phase B

Keystone Project – Anchor North Campus

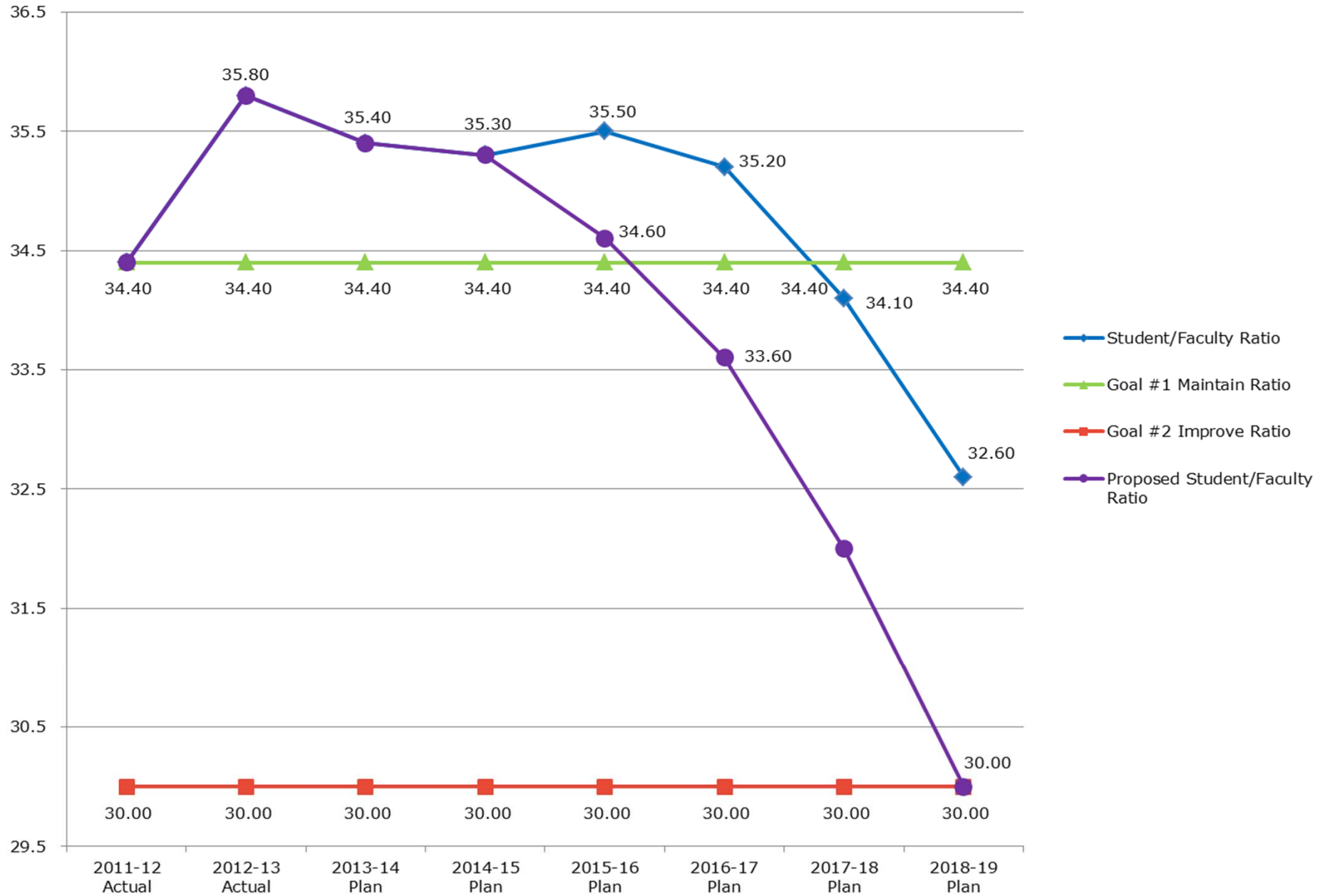
- 10,200 nasm; net new = 6,000 nasm
- + 850 nasm secondary impact (primarily in Davis)
- Critical to meet current space needs +
- Position UTM to realize longer term aspirations versus “catch-up”
- By 2018-19 = 13,000 FTE (16,000 headcount)

North Phase B

Driven By

- Academic Plan + department and institutional aspirations
- Commitment to a rich and rewarding academic experience
- Limitations + modest relief (Innovation Complex and Deerfield Hall)
- Focus proxy measure, Student:Faculty Ratio

Student:Faculty Ratio



Space Program Development

Project Planning Committee + Support

- Formula-Driven: Council of Ontario Universities
- By type of space
- Iterative process by Project Committee
- Total Inventory of key elements
- Compared against estimated costs
- Priorities and trade-offs

Space Program

Academic Departments*

	<u>Current % of generated</u>
• English	79
• Language Studies	70
• Historical Studies	62
• Philosophy	78
• Political Science	62
• Sociology	52

* Will also include shared spaces

Space Program

Other Academic Spaces

- LS Teaching labs
- Centre, South Asian Civilizations
- R. Gillespie Academic Skills Centre*
 - *secondary impact in Library
- Classrooms
- Student Study Spaces + Societies
- All “Academic Spaces” >75% Total Program

Space Program

Other Spaces

- Technical Support
- Facilities Management & Planning
- Building Support Services
- “North Meeting Place”
- Food Services

Classrooms

- Objective to optimize utilization across campus
- Right-sizing for class size demands
- Total of 31 classrooms (38% of total program)
- Emphasis on smaller rooms (25-seats)

Active Learning Classroom (ALC) Design

- Student-faculty interaction
- Active, collaborative learning
- Enriching educational experience
- Supportive campus environment

Study Spaces

- Ongoing commitment for all new projects
- 60 seats in IB; 314 seats in Deerfield Hall
- inventory + enhancements of informal spaces
- North B + 3,500 sf: formal, informal, 12 bookable rooms
- “North Meeting Place” 5,500 sf
- Similar to intention in IC Rotunda of 10,000 sf

Staging Challenges

- Current building fully occupied
- Must find 36,000 temporary space (880 classroom seats, 100+ offices, etc)
- Temporary Classrooms in Davis (also ALC prototypes)
- Academic Annex available = Deerfield Hall
- Portable “city”; lease or purchase of nine 36’ x 60’ units
- Alternative chosen

Possible Time Lines

- Final governance approval: June 25th
- Letter of Intent: June 27th
- Funding Proposal: September 26th
- “Shovel-ready”: mid-November
- Bids, design, construction: 30 months
- Target: June/July 2017 occupancy
- (time to restore Erindale Hall)

THANK YOU



The Original, “Temporary” North Building Under Construction

Recognized Campus Groups

Success stories from 2013-2014

Mark Overton, Dean of Student Affairs

Kate McGartland – Student Development Officer, Leadership & Learning



OUT@UTM Queer Orientation

- 9 events held over seven days, including an ally night, volunteer training and a town hall
- Roya Ghahremani, Executive Director, received the September Student of the Month Award for her contributions to this initiative



TEDxUofTMississauga

- November 16, 2013
- First TEDx event hosted by the University, and featured 10 speakers, three performances, a live-stream and social media engagement
- Two student co-chairs were honoured with Gordon Cressy Student Leadership Awards at the end of this year, partly for their contributions to this initiative



UTM Debating Club



- March 15 & 16, 2014
- Tournament of five rounds in the traditional British Parliamentary style of debate, as well as a public speaking competition. Topics included legalizing drugs, granting government access to text messages and social media accounts, banning religious schools, and mandating vegetarianism



ECASA Sync Afrique

- Erindale Campus African Students Association's largest annual event, showcasing African culture through dance, drama, fashion, art, spoken word (poetry), food and music.
- Sync Afrique began in 2008; had over 400 people in attendance at last year's show
- This year's event is May 17 & 18 at the Mississauga Living Arts Centre
- <https://www.youtube.com/watch?v=b5bGcZNJc3A&hd=1>