



**FOR CONCURRENCE
WITH
RECOMMENDATION
OF THE ACADEMIC
BOARD**

PUBLIC

OPEN SESSION

TO: University Affairs Board

SPONSOR: Scott Mabury, Vice President, Operations and Real Estate
CONTACT INFO: Partnerships
416-978-2031, scott.mabury@utoronto.ca

PRESENTER: Ron Saporta, Chief Operating Officer, Property Services &
CONTACT INFO: Sustainability
416-978-5098, ron.saporta@utoronto.ca

DATE: February 23, 2026 for March 5, 2026

AGENDA ITEM: 9

ITEM IDENTIFICATION:

Capital Project (Level 3): Project LEAP 2.0

JURISDICTIONAL INFORMATION:

Pursuant to section 4.2.3. of the Planning and Budget Committee's terms of Reference, "...the Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. space plan, site, overall cost and sources of funds) with a capital cost as specified in the 'Policy on Capital Planning and Capital Projects.'"

The Policy on Capital Planning and Capital Projects provides that capital projects with costs in excess of \$50 million (Approval Level 3) on the St. George campus, will first be considered by the Planning & Budget Committee, which shall recommend approval to Academic Board. Following consideration and by the Academic Board and approval for execution by the Business Board, such proposals are then brought forward to the Executive Committee for endorsement, and then forwarded to the Governing Council for approval. [Section 3(b)(ii)(1)(b) and (d)] The Policy further states that "any financing will be approved by the Business Board". [Section 3(c)].

GOVERNANCE PATH:

A. Total Project Cost, and Sources of Funding:

1. Planning and Budget [for recommendation] (February 11, 2026)
2. Academic Board [for approval] (February 26, 2026)
3. **University Affairs Board [for concurrence with the recommendation of the Academic Board] (March 5, 2026)**
4. Executive Committee [for confirmation] (March 12, 2026)
5. Governing Council [for approval] (March 26, 2026)

B. Execution of the Project:

1. Business Board [For approval] (March 4, 2026)

PREVIOUS ACTION TAKEN:

In 2021, the Climate Positive Campus Plan was presented to Governing Council.

HIGHLIGHTS:

The University of Toronto's commitment to become climate positive is strong—it is also forward-looking. Decisive and impactful action must be taken today.

On the University's journey to become climate positive, Facilities and Services is continuing the bold initiative called Climate Positive Leap (Low Emissions Accelerator Project), with Project Leap 2.0.

Project Leap 2.0 will eliminate more than 82% of current scope 1 and scope 2 carbon emissions (estimated total reduction of 3,117 metric tons per year) in five University of Toronto owned buildings.

Project Leap 2.0 goals:

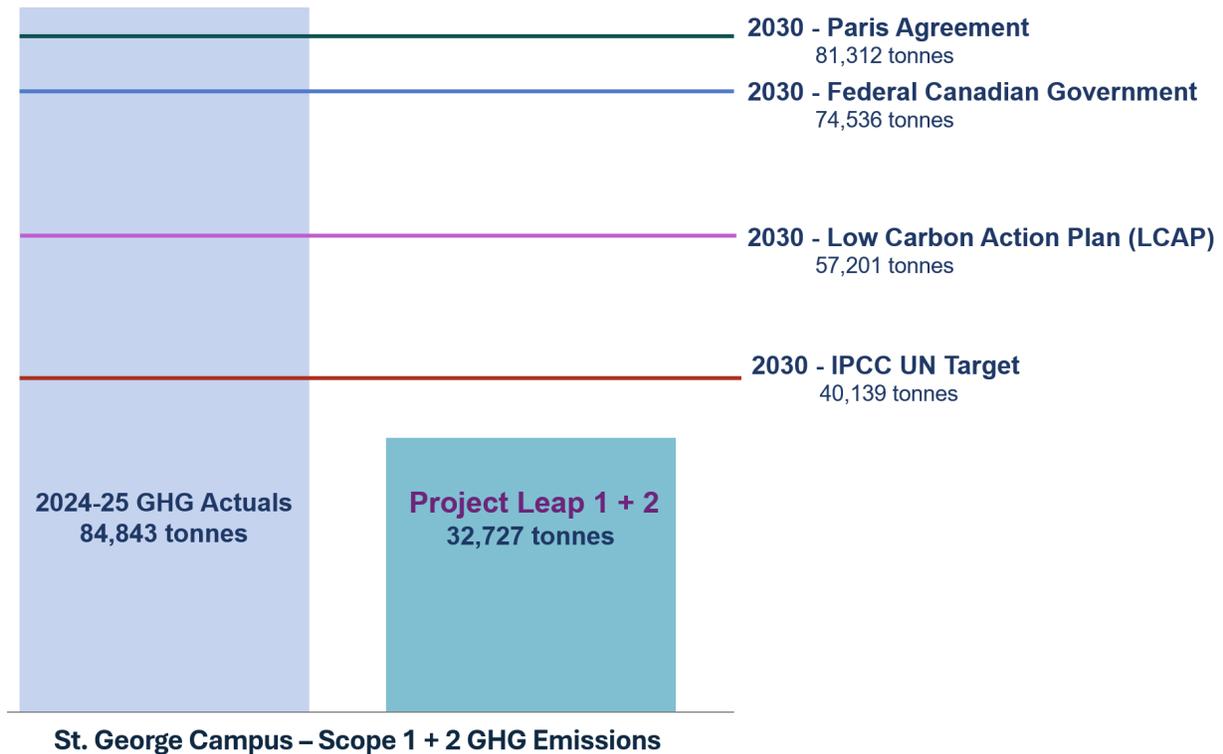
- Eliminate >3000 metric tons of CO2 annually, representing 80% of our 2023/24 Scope 1 and 2 emissions
- Reduce at least 40% energy use
- Add energy system resiliency in the buildings
- Address a significant portion of deferred maintenance needs in these buildings

Project Leap 2.0 scope:

Project LEAP 2.0 combines several items to a mutual advantage; Addressing deferred maintenance needs, expanding energy infrastructure to allow for future programmatic growth, and reducing our carbon emissions. The initiative impacts 5 buildings over 3 sites - Dentistry Building, Rehabilitation Sciences Building and the McCaul group of buildings (Health Sciences Building, Exam Centre, Old Admin Building). The Project Scope includes:

1. Climate Positive initiative
 - Decarbonization of building emissions by electrification of heating, humidification, domestic hot water and lab sterilization
 - Reduction of energy use through implementing heat recovery and heat pumps to reuse wasted heat
 - Improved efficiency and reliability of building heating and cooling ventilation through modernization of building automation systems
 - LED lighting retrofits
 - Installation of 150kW Solar PV panels
 - Insulation of ventilation spaces to reduce energy usage
2. Asset renewal for end of Life (Deferred Maintenance)
 - Reduction of steam network
 - Ventilation system renewal, and associated heating and cooling
 - Replacement of obsolete controls in critical spaces
 - Replacement of end-of-life electrical systems
3. Benefits to Dentistry program space
 - Increased electrical capacity for future expansion considerations
 - Additional ventilation and humidification to Clinic space (1 and pediatric)
 - Adding resiliency to Clinic 2 by enabling connection to building heating and cooling network over a standalone system
 - Connection of perimeter heating to emergency power

Project Leap 2.0 is fully aligned with the goals of the climate positive strategy, while also significantly mitigating deferred maintenance liabilities. In achieving the primary project objective of reducing net carbon emissions for the buildings retrofit by 82%, we will continue our transition away from fossil fuels as the primary heating source for our campus. The project allows the St George campus to surpass carbon reduction targets set out by all levels of government as well as the UN IPCC targets (commonly referred to as the science-based targets).



Schedule

The overall proposed project schedule is phased as follows:

- RFSQ Shortlist Announcement April 2024
- Issue of RFP to Short List June 2024
- Detailed Study March - September 2025
- Design October 2025 – March 2026
- Cycle 3 Governing Council Full Project Approval March 26, 2026
- Mobilization & Construction April 2026 – May 2028
- Anticipated Commissioning Period June 2028-May 2029
- Anticipated Guarantee Period June 2029-May 2054

This schedule assumes all municipal approvals can be achieved within the timelines.

FINANCIAL/RESOURCE IMPLICATIONS:

Discussion of overall costs and sources of funds can be found in the in-camera document for this project.

RECOMMENDATION:

Be It Recommended,

THAT in concurrence with the recommendation of the Academic Board,

THAT the project scope of Project Leap 2.0, as identified in the Concept Reports (Faculty of Dentistry, March 19, 2023; McCaul Complex – July 8, 2022; 500 University – April 8, 2022) be approved in principle; and,

THAT the project be approved in principle to be funded through: Deferred Maintenance Funds.

DOCUMENTATION PROVIDED:

- Project Leap 2.0 Concept Reports and Technical Submissions
 - Faculty of Dentistry – March 19, 2023
 - McCaul Complex – July 8, 2022
 - 500 University – April 8, 2022