



University of Toronto

REAL ESTATE OPERATIONS

TO: Business Board

SPONSOR: Nadeem Shabbar, Chief Real Estate Officer

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DATE: November 1, 2007 for November 19, 2007

AGENDA ITEM: 4 (c)

ITEM IDENTIFICATION:

Capital Project Report – University of Toronto at Mississauga Storm Water Management Pond

JURISDICTIONAL INFORMATION:

Pursuant to Section 5.2. (b) of its Terms of Reference, the Business Board approves Expenditures for, and the execution of, approved Capital Projects.

PREVIOUS ACTION TAKEN:

This is the first time this project is being presented to the Business Board. Other Board and Committee approval to date include:

- Planning and Budget Committee October 24, 2007

HIGHLIGHTS:

The past seven years have been a period of substantial capital development pond the University of Mississauga (UTM) campus. Five new buildings representing 62,000 gross square metres of institutional space and a 59% increase in the physical resources of the campus required to accommodate a 100% increase in undergraduate enrolment at UTM.

The Credit Valley Conservation (CVC), which manages the Credit River Watershed, has monitored each of these projects and has identified their cumulative effect on the watershed and requested that the University undertake the necessary studies for, and design and construction of, a storm water management (SWM) facility that would satisfy water quality and erosion control. Such a program would be required prior to municipal approval of Capital Projects.

HIGHLIGHTS (cont'd)

The University wanted to ensure that the SWM pond design provided for future development identified in the Campus master plan. It has been confirmed that approximately 35% additional development can occur within the design parameters of the SWM facilities as they are proposed. As well, there is the potential to convert portions of existing parking surfaces to development sites with no impact on the storm water management pond.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The Total Project Cost for the Storm Water Management Pond at the University of Toronto at Mississauga is estimated to be \$2,700,000. Funding for the Storm Water Management Pond project is to be provided by UTM Parking Ancillary in the amount of \$450,000, the Medical Academy Building capital project in the amount of \$650,000 and borrowing in the amount of \$1,600,000 to be repaid from UTM operating funds. The Storm Water Management Pond project is proposed to be completed November 2008.

RISKS:

None identified

RECOMMENDATION:

Be it resolved

Subject to Governing Council approval of the project,

- (i) THAT the Vice-President, Business Affairs be authorized to execute the Storm Water Management Pond at the University of Toronto at Mississauga at a total project cost not to exceed \$ 2,700,000 with sources of funding as follows:
- University of Toronto at Mississauga Parking Ancillary \$ 450,000
 - Mississauga Medical Academy Building Capital Project \$ 650,000
 - Borrowing \$1,600,000
- (ii) THAT the Vice-President of Business Affairs be authorized to arrange such interim and long term borrowing as is required.

*For more details on the project please visit:

<http://www.governingcouncil.utoronto.ca/Assets/Boards+and+Committees/Planning+and+Budget+Committee/2007+-+2008+Academic+Year/a1024.pdf>

MAP STORMWATER MANAGEMENT POND PROPOSED LOCATION

