



**TO:** Business Board

**SPONSOR:** Nadeem Shabbar, Chief Real Estate Officer

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**DATE:** January 19th 2010 for February 8th 2010

**AGENDA ITEM:** 13

**ITEM IDENTIFICATION:**

**Construction of a parking deck at the University of Toronto Mississauga.**

**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:**

None.

**HIGHLIGHTS:**

Over the last seven years, student enrollment at UTM grew by more than 33% from about 8,000 to more than 11,000. The total campus headcount, including faculty and staff now stands at more than 13,000. During the early years of that major growth, a number of initiatives were successfully put in place to ameliorate the increase in demand for on-campus parking and included an automated ride-share program, designation of preferential carpool spaces and most dramatically improved public transit services.

As a result of the two fast-track construction projects now underway, the Instructional Centre and the Health Sciences Complex, almost 450 parking spaces have been permanently eliminated and an immediate need has materialized for 140 spaces related to construction. Temporary measures have included the conversion of the campus' only tennis courts and creation of a gravel lot to support construction-related needs. The total capacity of spaces generally available to UTM community has been reduced to 1,764 and has resulted in parking lots being over-sold, permits numbers being capped, and waiting lists for permits established. During peak hours there are as few as nine (9) vacant spaces spread across seven separate lots.

Supply is now significantly below what is needed to provide an acceptable level of service to UTM community, impeding daily operations of the campus, negatively impacting the overall student experience and UTM's community stewardship

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activities. Current enrollment plans for a modest increase over the next three to four years of about 750. It will not be possible to meet those enrollment projections if sufficient (e.g. increased) parking services are not available.

The overall frustration level continues to increase and a range of constituency groups within the UTM community have repeatedly raised the issue at every opportunity. Alternatives that have been carefully considered include: off-campus parking, additional surface parking lots, underground parking facilities, an above ground parking garage and a single-level parking deck. It is recommended that a parking deck providing 250 additional spaces be built above a portion of an existing surface lot. A design-build approach and the use of pre-cast technology being anticipated will fast track the project to be completed by September 2010

**FINANCIAL AND/OR PLANNING IMPLICATIONS:**

A single level parking deck will be constructed above a portion of the largest parking lot at the South end of the campus. The total project cost is estimated to be \$6.5M or \$26,000/stall.

**RISK IMPLICATIONS:**

If on-campus parking capacity is not added, service levels will continue to degrade below what are already unacceptable levels. In addition, it is possible the City of Mississauga may require UTM to replace some of the parking capacity lost as a condition of future developments on the campus.

**RECOMMENDATIONS:**

Be it resolved

- (a) THAT the Business Board concur with the recommendation of the Academic Board

THAT the proposed construction of a single-level parking deck, on the site of an existing surface parking lot and with a capacity of approximately 250 spaces, be approved at a total cost not to exceed \$6.5 million with funding to be provided by a loan to be repaid by the UTM Parking ancillary over a period of ten (10) years, beginning in fiscal 2010/11; and

- (b) Subject to Governing Council approval of the project,

THAT the Vice-President, Business Affairs be authorized to execute the University of Toronto at Mississauga parking deck project at a cost not to exceed \$6.5 million, with funding to be provided by a loan to be repaid by the UTM Parking Ancillary over a period of ten (10) years, beginning in the 2010/11 fiscal year.