



TO: Business Board

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DATE: January 18, 2011 for January 31, 2011

AGENDA ITEM: **12(b)**

### **ITEM IDENTIFICATION**

**University of Toronto Scarborough Sport and Recreation Centre as accommodated in the Pan American Aquatics Centre, Field House and Canadian Sport Institute**

### **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 boards and committees approved to date include:

- Planning and Budget Committee – January 12, 2011

### **BACKGROUND**

When the current UTSC Athletics and Recreation Centre facility was built 37 years ago, it was designed for 4,000 students; the current population is more than 10000 undergraduate students. In addition to the lack of capacity, the existing facility does not include aquatics, track and field or multi-purpose arenas. Due to the limitations of the facility's location and structure, it can not be substantially expanded. When compared to the other twenty-one campuses in the Ontario system, UTSC ranks in the bottom six in terms of athletic/recreation spaces per student

Many years ago, the students at UTSC began advocating for a new athletics facility to improve their overall campus experience while promoting wellness and a healthy lifestyle. In 2004, to find the funding needed to create a suitable facility for the UTSC community, UTSC students and administration jointly explored a partnership with the City of Toronto with a goal to identify potential facility programming and cost sharing agreements. The City of Toronto has long identified the eastern Scarborough community as a neighborhood underserved by athletics facilities. All parties recognized that a shared facility would make a comprehensive athletic facility much more feasible and sustainable in the long term.

Recently, the opportunity to partner with the 2015 Pan American games has given the UTSC/City partnership a tremendous boost and provided a catalyst to finally solidify a partnership to build a major athletic and wellness complex. As a site partner in the Pan American games, UTSC will have the opportunity to participate in the creation of a world-class facility. Students will have the best possible facilities available to them, from a gymnasium and multipurpose program area, fitness and training facilities, to two Olympic-sized swimming pools and a diving tank. They will be able to pursue a wide range of sports and wellness interests, including intramurals and personal fitness with open recreation time and student activity. Further, this partnership will also provide students the opportunity for volunteerism and employment as the facility will be a catalyst for new partnerships with the community for programs bridging leadership and sport. UTSC students will replace their current aging Recreation Centre with one of the best University and high performance sports complexes in Canada, built to international standards.

## **HIGHLIGHTS**

This will be a major multi-sport facility serving both the UTSC community and the wider community, with high performance swimming, diving, field house, and fitness components. Initial planning envisaged a facility of 366,000 GSF, located on the North West edge of the North campus, fronting Morningside Avenue. It will be jointly operated by the University and the City of Toronto.

A broad range of user groups will be accommodated in the new facility: members of the university community, individual and family members of the local community, spectators, high-performance athletes and individuals registered for directly operated programs delivered by the City and the University of Toronto. In addition, university and community members will be using this facility as their local community centre for a full array of aquatic, fitness, physical programs, therapeutic and recreational drop-in and registered programs. All ages and all skill levels will be served by this facility.

The project will be managed by Infrastructure Ontario on behalf of the funding partners; the Federal and Provincial Governments, the City of Toronto and the University.

## **FINANCIAL AND/OR PLANNING IMPLICATIONS**

As originally envisaged in 2008, the facility was budgeted at \$170.5M with the University's share being 22% or \$37.5M in 2008 dollars.

This will be revised upward by the funding partners as the design is refined and allowance made for construction in the 2012-14 timeframe. The upper limit to the project budget has been established by Toronto 2015 as \$248.9M with the University's share being 22% or \$54.8M.

## **RISK IMPLICATIONS**

The construction of this facility is contingent on there being a timely remediation of the site in time for construction to begin in the spring of 2012 and completion to occur in 2014.

## **RECOMMENDATION**

Be it Resolved

Subject to Governing Council approval of the project, and subject to the timely completion of site remediation,

1. THAT the Vice-President, Business Affairs be authorized to oversee University participation in the completion by Infrastructure Ontario of the University of Toronto at Scarborough Sport and Recreation Centre project at a total cost not to exceed \$37.51-million (2008 dollars) or, increased by inflation and anticipated inflation in construction costs, \$54.8-million, with sources of funding as follows:
  - (a) \$30-million (2008 dollars) or \$43.8-million after inflation and anticipated inflation in construction costs, from the proceeds of a student levy;
  - (b) \$7.51-million (2008 dollars) or \$11.0-million of funding from the University of Toronto at Scarborough operating budget and/or the University of Toronto operating budget, as determined by the Vice-President and Provost; and
  - (c) \$17.3-million of borrowing, with \$3.47-million to be repaid by the University of Toronto at Scarborough and / or University of Toronto and \$13.82-million to be repaid from the proceeds of the student levy; and
2. That the Vice-President, Business Affairs be authorized to arrange borrowing as required for the project on an interim and long-term basis.