McGILL UNIVERSITY
AND THE FUTURE OF
ROYAL VICTORIA HOSPITAL
PROJECT GOALS

Create a landmark site that will be the pride of Montrealers, Quebecers and the McGill community, owing to the:

► Academic and research activities it will host
► Site’s architectural and urban signature
► Better access to Mount Royal

Create a new user-friendly and wider gateway to Mount Royal from downtown, to enhance public accessibility and foster:

► Tourist activities
► Recreational activities in winter and summer
► Sports activities
► Cultural activities
► Environmental activities

Restore Mount Royal green spaces.

Protect the site’s heritage character. Maintain its institutional role.

Solution to McGill University’s known space deficit by the Quebec Government.

Creation of a real estate reserve that will ensure McGill’s long-term development.
Internationally-renowned McGill University was founded in 1821

In the heart of downtown, a natural link with the Mount Royal

37,500 students, 11 faculties, 300 study programs

850,000 gross square meters of buildings

62,320 gross square meters of space deficit recognized by the Government of Quebec

**WITHIN PROXIMITY TO MCGILL**

From the same architectural heritage as the Royal Victoria Hospital

110,887 gross square meters of buildings

95,016 sq. m. or 9.5 hectares of land

76,387 gross sq. m. available for McGill, 68% of the site

24,008 gross sq. m. available for a partnership, 22% of the site

10,492 gross sq. m. Allan Memorial occupies for 10 years, 10% of the site
MCGILL, A SOLUTION FOR THE REDEVELOPMENT OF THE ROYAL VICTORIA HOSPITAL

MCGILL, AN URBAN SOLUTION FOR MOUNT ROYAL AND MONTREAL

☑ Social issues
☑ Issue of access to the mountain and greening
☑ McGill University’s space issues
☑ Patrimonial issues
☑ Political issues
☑ Financial issues
CONDITIONS THAT MUST BE MET FOR MCGILL UNIVERSITY

► Acquisition, at no cost, of the entire Royal Victoria Hospital site
► Possibility of demolishing and rebuilding non-heritage components
► Financial package to include reasonable contributions from McGill University, the Government of Quebec and, possibly, the Federal Government
► Decision-making and authorization timeframes reduced to a minimum for site occupancy as soon as 2019-2020

McGill will only acquire the site on the condition that it:

► Meets McGill’s academic and research needs
► Does not restrict McGill's ability to sustain and grow its core academic and research mission
► Is financially viable
► Does not compromise McGill’s brand and reputation
► Does not impede McGill's financial ability to address pressing space needs, including deferred maintenance, on the rest of its campuses
LIST OF STUDIES TO DATE:

► Prefeasibility study
► Reallocation study
► Market value study
► Patrimonial value study
► Report on real estate acquisition opportunities
► Business partnerships with McGill
Next-door neighbours
McGill is sensitive to the issue of heritage conservation.

Royal Victoria Hospital Buildings

<table>
<thead>
<tr>
<th>Building</th>
<th>Year of Construction</th>
<th>Gross Sq. M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>1893</td>
<td>10,442</td>
</tr>
<tr>
<td>Hospital laundry</td>
<td>1931</td>
<td>1754</td>
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<tr>
<td>Centennial</td>
<td>1993</td>
<td>8639</td>
</tr>
<tr>
<td>East Wing</td>
<td>1893</td>
<td>5797</td>
</tr>
<tr>
<td>Women's Pavilion</td>
<td>1926</td>
<td>12,978</td>
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<tr>
<td>Gatehouse</td>
<td>1907</td>
<td>185</td>
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<tr>
<td>Hersey Pavilion</td>
<td>1907</td>
<td>11,119</td>
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<tr>
<td>West Wing</td>
<td>1893</td>
<td>3302</td>
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<tr>
<td>Medical Pavilion</td>
<td>1959</td>
<td>14,234</td>
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<tr>
<td>Allan Memorial</td>
<td>1860</td>
<td>4050</td>
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<tr>
<td>Allan Memorial Annex</td>
<td>1943</td>
<td>5,326</td>
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<td>Ross Memorial</td>
<td>1916</td>
<td>11,029</td>
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<tr>
<td>Surgery Pavilion</td>
<td>1955</td>
<td>20,222</td>
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<tr>
<td>Annex to Administration A</td>
<td>1893</td>
<td>3302</td>
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<tr>
<td>Human Resources</td>
<td>1860</td>
<td>1,114</td>
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<tr>
<td>Thermal power plant</td>
<td>1900</td>
<td>686</td>
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</tbody>
</table>
Vers le Mont-Royal
Possibilité d'aménagement derrière le Allan Memorial 3990m²

Nouveau parc 1380m²

Nouveau parc 1460m²

Nouveau parc public 3320m²

Nouveau parc public 1680m²

2015-10-28
► 49% reduction in paved area: 14,148 m²

► 9% reduction in the building footprint

► 23% reduction of built areas
  - 40,154 m² of non-heritage buildings demolished
  - 25,200 m² of constructed buildings
  - 14% improvement in net/gross ratio of use of space
  - included: conservatory/atrium of 2,000 m² or 2,000 places
  - number of visible floors reduced by 4

► 40% increase in green space areas: 22,156 m² or 2.2 hectares or about 4 football fields
2025
2025
2025
McGill’s Projects Space Needs

This study examines the possibility of accommodation McGill’s 61,433 sq. m. (661,264 sq. ft.) of anticipated space needs within the available 111,500 sq. m. (1.2M sq. ft.) area of the RVH buildings.

The following projections were provided by the Campus and Space Planning unit of McGill University Services.

**Teaching spaces: 47%**
- Auditoriums
- Lecture Hall
- Large classrooms/dry labs
- Small to Medium classrooms

28,873 sq. m. (310,788 sq. ft.)

**Office space: 32 %**
- Libraries
- Study rooms
- Common spaces
- Food services
- Storage/Maintenance & Operations

19,658 sq. m. (211,599 sq. ft.)

**Other Spaces: 21 %**
- Libraries
- Study rooms
- Common spaces
- Food services
- Storage/Maintenance & Operations

12,900 sq. m. (138,855 sq. ft.)
For McGill, the RVH...
TIMELINE

- Preparation, filing and approval of the strategic presentation
  - Mémoire avant projet
  March 2014

- Preparation, filing and approval of the initial case file
  - Dossier d’opportunité
  May 2017

- Preparation, filing and approval of the final business case
  - Dossier d’affaires final
  July 2019

- First phase of construction completed
  June 2023

- Second phase of construction completed
  May 2025

- Third phase of construction completed
  May 2025

This schedule presumes that certain steps will be done in parallel (e.g., Office de consultation public de Montréal).
For McGill, the RVH represents a long-term landholding opportunity, which would address issues currently on the table, notably the consolidation of assets and a portion of deferred maintenance.