McGill Master Plan and Update on the RVH site
Presentation to the Academic Leadership Forum (ALF)
October 5, 2016
Agenda

1. Introduction
2. McGill Master Plan
3. RVH Site Update
4. Questions & Discussion
1. Introduction
Why does McGill need a Master Plan?

- McGill needs to address its priority space issues in a coherent way.
- McGill needs to build and communicate a shared vision of its development with all its community, and needs to explain how it plans to achieve this vision.
- McGill is in discussions with the City of Montreal and the Ministry of Culture to develop more efficient processes to review campus development and deferred maintenance projects. An overall Real Estate Master Plan is essential for these discussions.

Why does the Ministry of Education (MEES) want a McGill Master Plan?

- The Ministry of Education requires it for any capital funding and real estate development discussions.
- MEES requires it to consider funding for major capital projects, e.g. RVH development.
The McGill Master Plan planning and design principles were approved in 2008

Topics covered by these:

- Dynamic Intellectual Community
- Strategic Growth
- Campus Identities
- Research, Teaching and Learning
- Service Areas Priorities
- Historic Buildings and Landscapes
- Facilities and Infrastructure
- Campus Accessibility
- Landscape Design

For full details go to:
The RVH development project

• McGill is committed to undertake a feasibility study with the Ministry of Education to determine whether the University should acquire the site for academic development.

• The study, called “Dossier d’Opportunité”, is to be delivered to the Quebec government by December 2017.
2. McGill Master Plan
Removals: 37,700 gross gsm (-)  
(Selected Mansions/row houses, other)

Adaptive Reuse: 27,700 gross gsm (+)  
(Strathcona Anatomy, Stewart, Duff, MacDonald Stewart Library, other)

New Builds: 70,000 gross gsm (+)  
(Powell site, Wilson Hall, Library, other)

Acquisitions: 60,000 gross gsm
(RVH and 680 Sherbrooke: 58,000 + 11,000 m²)

Net growth: 60,000 gsm

Projected downtown campus: 627,000 gsm
Proposed Real Estate Master Plan – REMOVALS

**Space to be removed: Proposed**

- Rental space
- Residential Buildings outside the campus zone
- Row houses on campus periphery
- Selection of large mansions

- Removals: 37,700 gsm (-)
Proposed Real Estate Master Plan – ADAPTIVE REUSE

Major renovations: Proposed

- Stewart Biology (1)
- Redpath/McLennan Library (2/3)
- Macdonald Stewart Library (4)
- Strathcona Anatomy Building (5)
- Lyman Duff Building (6)
- RVH heritage buildings (9)

* RVH pavilions developed by partners (8)
Proposed Real Estate Master Plan – NEW BUILDS

New construction projects: Proposed

- **New Builds**: 51,700 gsm (+)
  - New Builds other: 24,000 m² (+)
  - New Builds RVH: 27,700 m² (+)

  * Potential Powell site area: 22,000 gsm

Wilson Hall (4) 2,800 m²
Powell site* (1) 17,800 m²
Redpath Library (2) 4,300 m²
Row house “infill projects (3/5/6) 2,800 m²
RVH (new wings) (7) 24,000 m²

* Potential Powell site area: 22,000 gsm
3. RVH Site Update
RVH: Existing

Very high heritage value
Significant heritage value
Low heritage value

111,500 gsm total existing*

59,000 gsm McGill use
34,900 gsm Partner use
17,600 gsm demolished and not replaced

* Including Allan Memorial (not shown)
**RVH: Proposed**
(as per 2014 Pre-feasibility study)

**Three phase development plan**

- **PHASE 1** Pavilions A, E, L, H and X: High heritage value (adaptive reuse)
  - 35,000 gross m² in the heritage wings

- **PHASES 2, 3** New Pavilions 1, 2 and 3: (new construction in two phases)
  - 24,000 gross m² in the new wings

  - 59,000 gross m²
total available space for potential development at the RVH site

- Ross, Women’s Pavilion and Allan Memorial to be developed by Partners
Principal’s Task Force on the Academic Vision and Mission of the RVH Site

- 13 members of the McGill community
- 39 Expressions of Interest received from the Community
- The members of the Task Force recommended Sustainability Systems and Public Policy as the anchor academic themes, with innovation and student life and learning as essential elements of these themes.
- The Provost convened two working groups to begin to develop the vision for bringing Sustainability Systems and Public Policy as anchors to the RVH, as well as to suggest structures to increase collaboration across units and disciplines. These groups met regularly over the summer and work will continue throughout the fall to develop the full academic plan for the RVH.
RVH development concept

- Sustainability Systems and Public Policy CLUSTERS
- Innovation and Student Life and Learning
- Institutes & Centres / Discovery Hubs
- Shared Hubs: Teaching Space, Study/Library Space, Social Space
Proposed RVH development timeline

**Short term Timetable (September-December 2016)**

**McGill’s RVH Vision, Academic program and Space plan**

- **Draft:** September-October 2016 (by Working groups)
- **Review:** Late October 2016 (with Provost and AVP)
- **Validation:** Early December 2016 (P7)
Proposed RVH development timeline

Medium term Timetable (2017/18)

Development of the “Dossier d’Opportunité”

- Engagement of external design team: Winter 2016/17
- Preparation of the Functional and technical program (PFT): January - April 2017
- Preparation of Preliminary plans, cost estimates and DO: April 2017– Dec 2017
- Review of the DO by the “Société québécoise des infrastructures” Jan. 2018 –
- Submission of the DO to the Government:
Proposed RVH development timeline

Long term Timetable (2018 – 2026)

RVH site Planning and construction

• Approval of the DO: 2018
• Development of the “Dossier d’Affaires”: 2019-2020
• Construction Phase 1: 2021-2022
• Construction Phase 2: 2023-2024
• Construction Phase 3: 2025-2026
4. Question Period & Discussion
Discussion items

1. Space Allocation and Teaching:
   For the RVH site development, McGill will adopt a multi-disciplinary approach to space allocation, which is different than the traditional Department/Faculty model.

   In addition, the RVH should create new University teaching environments, based on collaborative/interactive learning.

   In what ways could you envision these new approaches for McGill being introduced to the current traditional ways of teaching and research?
2. Research:
Within the sustainability systems framework, the RVH site presents an opportunity to create new state-of-the-art research environments, including major discovery hubs, servicing the whole campus.

Within this context, what research discovery hubs would be of most interest to your unit?

3. A Vibrant neighbourhood:
The University seeks to create a stimulating, innovative and collaborative environment at the RVH site, and a vibrant neighbourhood of undergraduate and graduate learning.

What types of spaces and structures do you think would encourage this?