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# Memorandum

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**TO:** Senate

**FROM:** Professor Jim Nicell, Associate Vice-Principal (University Services)

**SUBJECT:** Annual Report from the Senate Committee on Physical Development

**DATE:** December 8, 2010

**DOCUMENT #:** D10-28

**ACTION REQUIRED:**  INFORMATION  APPROVAL/DECISION

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**ISSUE:** The 2009-2010 annual report of the Senate Committee on Physical Development, a Senate standing committee, is presented for information.

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**BACKGROUND & RATIONALE:** The Senate Committee on Physical Development (SCPD) has been active since 1971. It now operates with a revised membership and terms of reference, as approved by Senate in May 2009.

Five meetings are scheduled during 2010-2011. Priorities for the coming year include focused presentations and discussions to seek the input of SCPD members on specific themes related to the physical development of the campus in service of academic priorities. Examples of proposed themes include innovative classroom and laboratory design, energy plan, and campus sustainability.

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**MOTION OR RESOLUTION FOR APPROVAL:** N/A

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**PRIOR CONSULTATION:** Members of the Senate Committee on Physical Development  
Building and Property Committee, Board of Governors

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**NEXT STEPS:** N/A

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**APPENDICES:** Appendix A: Senate Committee on Physical Development Annual Report 2009-2010  
Appendix B: Senate Committee on Physical Development Membership for 2009-2010  
Appendix C: Senate Committee on Physical Development Terms of Reference

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## Senate Committee on Physical Development Annual Report 2009-2010

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### ACTIVITIES DURING THE 2009-2010 ACADEMIC YEAR

*The Committee held four (4) meetings during the 2009-2010 session. This document summarizes the physical development and environment related activities of McGill University for the 2009-2010 session as discussed at meetings of the Senate Committee on Physical Development (SCPD). The membership and terms of reference of the Committee are attached.*

### COMPLETED PROJECTS (Construction/Renovation/Acquisition)

- Molson Stadium: The second and final lot of the phase 2 expansion project was completed in time for the 2010 Montreal Alouettes season. The team's pre-season schedule was modified somewhat to allow more time for the work to be completed. The project is proceeding on budget.
- Ferrier McConnell Tunnel – James Square: Completion of the project was delayed due to the discovery of unexpected underground infrastructure. The installation, including plantings and sculptures, was completed over summer 2010.
- Arts/Law/Education Project – The last component of a multi-year space reallocation project, the renovation of the ground floor of the McLennan Library Building for the creation of an integrated student services centre, was delivered in late spring 2010 and will be fully operational for the fall 2010 session.

### PROJECTS CURRENTLY UNDERWAY (Construction/Renovation)

- MNI – Brain Imaging Centre: The project to add a new wing to the Montreal Neurological Institute was delayed somewhat and is now anticipated to be delivered by December 2010. The project is proceeding on budget.
- 3471 Peel – This recently acquired grey stone property was converted to student residence use and will be occupied for fall 2010.
- 475 Sherbrooke West – This recently acquired former hotel property is now in the process of being renovated for use as a student residence. It is anticipated to be ready for fall 2010 occupancy. This will add approximately 320 beds to the residences inventory and will help McGill fulfill its residence commitment to first year students.
- Federal Stimulus Funding Initiatives - McGill was awarded four projects under the Federal Government's Knowledge Infrastructure Program totalling \$100M, Three of the projects, totalling \$81M will be on campus including the Mass Chemistry Building, the Macdonald Engineering Building and the McIntyre Medical Building. The McIntyre Medical Building and Maass Chemistry Building projects are managed through the Ministère du Développement économique de l'Innovation et de l'Exportation, (MDEIE) while the Macdonald Engineering project is managed through the Ministère de l'Éducation, du Loisir et du Sport (MELS). The projects all involve substantial refits which will be undertaken while the buildings are occupied. Where impacted, people and their activities have been relocated to other areas around the university. An important condition of the funding is that all work must be substantially complete by March 31, 2011. All of these projects are well underway.

- Greening McGill Initiative (including McTavish Street): The City of Montreal approved a pilot project in June 2009 which included new signage, speed reductions and the installation of planters and seating along the sidewalk, concentrated along the Sherbrooke intersection. A resident advisory committee was also formed to work with the neighbours affected on Peel Street. For 2010, the City passed a by-law which closed McTavish Street to regular traffic and eliminated parking. This was done in parallel with a McGill initiative to undertake a similar transformation on the lower campus. All of this happened as of May 28<sup>th</sup>. The University Street bike path and the James Square project and sculpture garden were both completed and opened soon after. McGill worked closely with both internal and external stakeholders to ensure a smooth transition and to ensure the campus will be adequately serviced under the new restrictions. The changes are major in that all surface permit parking was removed from the lower campus and the Roddick Gates are now permanently closed to vehicles, redirecting all vehicular traffic to the Milton entrance. The gates at the Milton entrance were temporarily removed and will be reinstalled and/or possibly reconfigured once the impact of the changes has been properly assessed. A significant number of new planters, seating, bike racks, etc. were added to both the lower campus and McTavish Street over the summer.
- Other Initiatives (including deferred maintenance): Approximately \$132M in deferred maintenance work is currently underway, including the \$81M from the Federal Knowledge Infrastructure Program to be invested in Macdonald Engineering, Maass and McIntyre along with CFI funds. The combined initiative now totals \$250M with more to come. A rolling assessment of the combined inventory will also be undertaken over the next 5 years at a rate of 20% per year

## PROJECTS IN THE PLANNING STAGE

- Macdonald Campus - Bridge over Highway 20: The University was advised by the Ministry of Transport that the bridge spanning Autoroute 20 within the Macdonald Campus will need to be decommissioned and replaced. The University continues to explore options with City governments and the Quebec Ministry of Transportation for reconstruction and potential relocation of the bridge.

## OTHER INITIATIVES

- Strategic Acquisitions and Disposals Guidelines: This document was presented to the Committee for discussion as it has already been approved by the Board of Governors. The purpose of the guidelines is to help the University manage and decide on opportunities that may arise, both in the acquisition and disposal of property. The guidelines carefully follow the Master Plan "Planning and Design Principles". Comments and suggestions were duly noted.
- Sustainability Policy: The McGill Sustainability Policy was first presented to the Committee in draft form for discussion during the fall 2009 consultation period. Comments and suggestions were duly noted. The Policy was presented to Senate and received mostly positive feedback. The students are to vote on a \$7.50/semester levy in support of a sustainability fund. This would generate approximately \$480K per year, with funding to be matched by the University. The policy was approved in spring 2009 at Senate and the Board of Governors and the student vote for the sustainability fund was also approved.

The format of meetings was changed in 2008-2009 to, where possible, focus meetings on specific themes of interest to the Committee, where members' input was sought. Themes and presentations covered over the past year are summarized below:

- **November 12, 2008 - Presentation and discussion led by Martin Lechowicz on "Stewardship, Sustainability and the Academic Mission at the Gault Nature Reserve"**
  - Primary mission:
    - Respect to the bequest – Ensure ecological integrity
    - Academic and cultural benefit to the University and the general public
    - University outreach in the region
  - Socio-economic and academic challenges

- Income from lease of the interpretation centre supports the infrastructure, academic support, core operations, seasonal salaries and contingencies.
  - The Faculty of Science provides the funding for base staff salaries.
  - The current master plan is to be updated and integrated into the McGill Master Plan.
- **January 28, 2009 - Presentation and discussion led by Diane Koen on McGill University Library Facilities “Recent Improvements and Future Directions”**
    - Libraries are the most heavily used part of the campus (5.1M annual visits)
    - Libraries have seen huge growth in e-books and e-journals
    - 45% of the Libraries budget goes toward collections
    - A standard set of design principles have been established which are applied for every libraries initiative. A concept brief is developed at the beginning of every new or renovation project. Discussion happens early and often. A strong client focus is essential in addition to efficient use of space. A strong level of trust is also established with the project manager
    - Future projects include upgrades of several branch libraries as well as upgrades within the McLennan Redpath complex to provide additional graduate student and quiet study space
    - ***It was recommended that this presentation also be made to Senate.***
    - *The meeting was followed by a tour of the new Walter Hirschfeld Geographic Information Centre, including the active learning classroom and seminar room, followed by a tour of the Schulich Library of Science and Engineering*
  - **March 11, 2009 - Presentation and discussion led by Michael Porritt /Martin Kreiswirth/ David Balcombe “Residence and Student Housing – Facilities Planning and Renewal”**
    - Residences account for 20% of the University’s space inventory, with an annual budget of \$20M. Macdonald Residences are now part of McGill Residences. Food Services rent space from Residences.
    - McGill owns 36 residence buildings, many of these are small houses and outside the main campus precinct. The small houses have a significant amount of deferred maintenance. Residences are currently investing in measures to reduce energy consumption.
    - Room and board in McGill Residences has historically been the most expensive across Canadian Universities – This is the first year they aren’t, but they are still near the top of the list.
    - First year students applying for a residence space are automatically guaranteed a place. By January, some students vacate for off-campus dwellings and their space is subsequently made available to incoming students in January, exchange students, or McGill students who expresses a need
    - Needs: A study is currently underway but at least another 150 spaces are required to guarantee spaces for first year students. There are approximately 2750 residents with 40 floor fellows. Ideally it would be desirably to allocate 25-20% of undergraduate space for upper-year students. This would require an additional 450 spaces in order to continue to meet the first year guarantee.
    - Graduate students: A market study will be conducted next year to assess demand and determine the feasibility of expansion of residences to meet graduate student needs. Residences could probably expand by 100-200 spaces provided that space is available that matches the graduate student lifestyle and with the correct price point.
    - MORE housing challenges: 453 of the residence spaces are in the MORE houses. As a whole these have less satisfactory feedback from first year students due to the often poor quality of the infrastructure. They would probably be more appropriate for graduate housing. Possible solutions for MORE Houses include renovating/densification; repurposing (use as social spaces); divesting; demolition; mothball (already one that is 50% closed).
    - Many of these options are not possible due to restriction imposed by zoning and land use/heritage. We need to find private money and funding for heritage buildings. Ultimately, the University (not Residences) must decide how to proceed.
    - Investment in infrastructure contributes to the academic experience. Michael Porritt has research that shows that first-years students in residence have higher GPAs and retention rates than those not in residences and these benefits are carried until graduation.
    - Residences’ contribution to McGill community/life: Observation that at Harvard, it is mandatory to stay in the same residence throughout studies, which builds school spirit (and potential alumni donor base).
    - *The meeting was followed by tour of the University Hall residence on University Street.*

## **Appendix B**

### **SCPD MEMBERSHIP FOR 2009-2010**

The Associate Vice-Principal (University Services) – Chair, Professor Jim Nicell

The Provost or delegate – Professor Jan Jorgensen (Delegate)

The Associate Vice-Principal (Macdonald Campus) - Professor Chandra Madramootoo

The Director of the Gault Nature Reserve - Professor Martin Lechowicz

The Trenholme Director of Libraries or delegate – Diane Koen (Delegate)

Eight representatives of Senate approved by Senate on the recommendation of Senate Nominating Committee (3-year renewable terms):

Professor David Covo - School of Architecture (Chair, Visual Arts Subcommittee; Chair, Architectural Advisory Subcommittee; Chair, Gardens and Grounds Subcommittee) - 2011

Professor Marianna Newkirk (Faculty of Medicine) - 2012

Professor Jane Everett - Dean of Students - 2012

Mr. Jonathan Rousham - Faculty of Engineering – 2010

Professor George Haller - Chair, Department of Mechanical Engineering - 2012

Joan Wolforth, (Director, Office of Students with Disabilities) - 2012

Professor Bruce Lennox - Chair, Department of Chemistry - 2012

Professor Christopher Manfredi - Dean, Faculty of Arts - 2012

Four student representatives:

Undergraduate: Ivan Neilson (SSMU)

Undergraduate: Rebecca Dooley (SSMU)

Graduate: Jonathan Whiteley (PGSS)

Macdonald Campus: Matthew von Bornhoft (Agricultural and Environmental Sciences)

Secretary: Mr. Brian Karasick

Resource persons:

Professor Alan Watson - Chair, Macdonald Subcommittee on Physical Facilities

Professor Nigel Roulet - Chair, Subcommittee on the Environment

Charles Adler - Director, Office of Planning and Institutional Analysis

**Appendix C**  
**TERMS OF REFERENCE OF THE COMMITTEE**  
**As approved by Senate in May 2009**

The Committee on Physical Development is a Standing Committee of Senate charged with advising on the nature of physical development as it reflects the academic priorities and needs of the University.

**Specific Areas of Responsibility**

The Committee shall:

1. Advise Senate on the extent to which major physical development projects on campus reflect the academic plans and priorities of the University as expressed in the principles defining the University's Master Plan. These nine principles are:
  - a. facilitate a dynamic intellectual community
  - b. achieve strategic growth
  - c. reinforce campus identities
  - d. support excellence in research, teaching and learning
  - e. invest in priority service areas
  - f. conserve and build upon strengths of historic buildings and landscapes
  - g. provide appropriate facilities and infrastructure
  - h. improve campus accessibility
  - i. develop and maintain the campus open spaces for maximum benefit.
2. Consider possible modifications to the Master Planning principles over time.
3. Appoint subcommittees and workgroups that may assist the Committee in carrying out its mandate, and to dissolve them as necessary.
4. Monitor trends in the use, for academic purposes, of facilities, including those not located on the main campuses, to receive reports on these facilities and to advise Senate and the Associate Vice-Principal (University Services) on such matters.
5. Report on the Committee's deliberations and to submit the appropriate recommendations, on behalf of Senate, to the Board of Governors Building and Property Committee.
6. The Committee shall meet at least four times per year and report annually to Senate.

**Composition**

- The Associate Vice-Principal (University Services) – Chair
- The Provost or delegate
- The Associate Vice-Principal (Macdonald Campus)
- The Director of the Gault Nature Reserve
- The Trenholme Director of Libraries or delegate
- Eight representatives of Senate, approved by Senate on the recommendation of Senate Nominating Committee
- Two undergraduate students
- One graduate student
- One student representative of Macdonald Campus