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**Date:** November 2, 2006

**To:** Johanne Pelletier (Secretary General)

**From:** Morty Yalovsky, Vice-Principal (Administration and Finance)

**Subject: Senate Committee on Physical Development – 2006/2007 Statement**

cc. Brian Karasick, Secretary of the Senate Committee on Physical Development  
Christine Chehade, University Secretariat

The following is in reply to your request for a brief statement of the plans and priorities for the Senate Committee on Physical Development for the academic year 2006/07:

The Committee, together with its sub-committees, is responsible for monitoring the physical development of the downtown and Macdonald campuses. The Committee receives updated construction reports on the progress of all major projects currently underway, and reports on new buildings and major renovations currently in the planning stage. The Committee also monitors all aspects of the municipal planning and approvals process, which has been particularly active since the recent Municipal amalgamations. Priorities for the 2006/07 year include:

- New Buildings:
  - Life Sciences Complex (under construction)
  - MNI – Brian Imaging Centre (awaiting construction permit)
  - Molson Stadium Expansion (planning stage)
  
- McGill Master Plan: A Task Force to advise on the McGill University Master Plan was established in fall 2004, charged with preparation of a Master plan to integrate the academic, philanthropic and physical needs of the University for the next 20+ years. An outside consultant consortium was engaged. The University is also undertaking other major planning exercises, including a Task Force on Student Life, an Academic Plan (White Paper), and a Capital Campaign. The planning environment surrounding Mount Royal has also become increasingly politicized since the Master Plan process was undertaken. As a result, it was felt that more time is needed for the Master Plan exercise. The process will therefore be extended, and the internal approvals process for the Master Plan ‘Principles’ is anticipated to be completed by end of the 2006-2007 academic year.
  
- Toponymy As a result of a new policy regarding the naming of University assets, this function will no longer fall under the jurisdiction of the Senate Committee on Physical Development.
  
- Gardens and Grounds The subcommittee continues to advise on matters affecting the campus grounds. Its annual walk around identifies priority areas for improvement. It has also been directly involved in the master planning process.
  
- Visual Arts The subcommittee continues its role of managing the University’s art collection, including commissioning of portraits and managing the art installation process in new buildings.
  
- Architectural Advisory The subcommittee meets as required to advise on matters of architectural importance, centred around new buildings and major renovation projects. It has also been directly involved in the master planning process.
  
- Environment The subcommittee has been active in pursuing numerous projects impacting on the McGill environment. Numerous conservation initiatives are either underway or in planning including a review of the recycling infrastructure and the integration of sustainable buildings practices. It has also been directly involved in the master planning process.

## SENATE COMMITTEE ON PHYSICAL DEVELOPMENT

# ANNUAL REPORT

## 2005/2006

This document summarizes the physical development and environment related activities of McGill University for the 2005/2006 session as overseen by the Senate Committee on Physical Development.

### COMPLETED PROJECTS (Construction/Renovation):

- **New Music Building** - The naming of the new Schulich School of Music was announced at the official opening of the new building in September 2005. Any construction deficiencies were resolved within the next months. The 6th and 7th floors of the building were constructed in shell form only, and they still remain to be finished.
- **University Centre – Phase 3** - Work was completed on lots 3 and 4 (including an expansion on level 4), upgrades to the ballroom floor, and kitchen hood upgrades. Lot 5, involving minor renovations, was completed during the Christmas 2005 break as planned.
- **Stewart Biology Renovations (CFI)** - Renovation of an entire floor (13,000 sq.ft.) was undertaken due to the availability of swing space. The work was divided into two phases. Phase 1 (W5, W2) was fully completed by March 2006 and the users have been reintegrated into the premises. Phase 2 (N5 and W3) is anticipated to be completed on October 2006. This project has demonstrated the value and need for swing space.
- **Athletics Project - Phase 3** - Work began in mid-April 2005. The project was prioritized in order to have basic services ready for September 2005. All work was completed by the end of 2005.

### PROJECTS CURRENTLY UNDERWAY (Construction/Renovation):

- **Medical Skills Lab** - The 18,000 sq. ft. training facility simulates real life trauma situations using sophisticated dummies, and was considered a priority for the Faculty. The project budget, including equipment, is \$7M. Work is in progress and on schedule. Substantial completion is anticipated for June 2006. Users will start to move-in by July 2006.
- **Life Sciences Complex** - This project, the largest McGill has ever undertaken, has been split into two buildings: Bellini Life Sciences (12,000 gross sq. m.) and Cancer Research (4,600 gross sq. m.). Following a successful re-tendering process, construction began by April 2006. The project is anticipated to be completed for spring 2008. Waste Management will be relocated during construction, and the McIntyre Garage will also be closed for a short period for structural work. During construction, the road connecting Peel and Sir William Osler will be closed to through traffic.

### PROJECTS IN THE PLANNING STAGE:

- **Brain Imaging Centre (Montreal Neurological Institute)** - This project, based on a CFI award, is a 71,000 gross sq. ft. expansion to include an animal care facility and space for Multiple Sclerosis research. The total building shell will be constructed, but only the Brain Imaging (CFI) space will be completed. The estimated cost is \$20.7M. Final building design is underway, and should be completed for tender by August 2006. The overall project is expected to be completed by fall 2007. The campus entrance will be redesigned and relocated slightly to the north of its present location. A mandate has been given to the architects to reconfigure the campus entrance and McGill hopes to engage the City in this planning exercise. No zoning derogation is required, however the project falls within a new Mount Royal planning jurisdiction and Ministerial approval is required before any permit is issued.
- **Molson Stadium – Phase 2** - The Molson Stadium project involves the addition of 5,000 seats, new corporate boxes, a new screen, and a new entrance on the east side, with a budget of \$28M. This project is an initiative of the Montreal Alouettes and McGill is not involved in its funding. The Alouettes are seeking \$8M from each of the levels of government and are in the process of raising 4\$M privately. No confirmation on funding has been announced publicly. The project is proceeding via the formal public hearings process. It is anticipated that this process should be completed by August 2006. McGill's position is that while the University has no academic need for this project, it supports the Alouettes and the Government(s) should they wish to move the project forward.

- **Macdonald Stewart – Barton Building - Link /Café - (Macdonald Campus)** – A project to link these two buildings is a priority for the upcoming 100<sup>th</sup> anniversary of the college. The project budget is estimated at \$3.8M. The start-up site meeting for the project occurred in March, and construction is to begin shortly.
- **McGill University Health Centre (M.U.H.C.) Project** – A press conference was held on April 8th and that both the MUHC and CHUM projects will move forward, with increased budgets. For the MUHC, the project will be in two phases: The expansion of the MGH and the Children’s Hospital component of the Glen Campus project will proceed via conventional construction methods. The need to plan the Shriners project is cited as the reason the Children’s Hospital component of the Glen Campus project will advance. Decontamination of the Glen site is being completed. The first migration to the new site will not be before 2010. The Royal Victoria Hospital site is still being considered as a possible expansion site for McGill.
- **New Rentals/Acquisitions:**
  - **Quartier général, service de l’incendie** - The City of Montreal is planning to move the 911 fire call centre out of the building it occupies north of the McConnell Arena. McGill was approached, as the City wants to dispose of the building. An evaluation of potential uses was undertaken by McGill, but no decision has been made regarding potential acquisition.
  - **3465 Durocher** – The University has now confirmed it will acquire an off-campus property at 3465 Durocher Street. This property was the former home of the INRS who will be relocating. The building contains 5 floors and approximately 44,000 gross square feet. It will provide the University with additional space to relocate business units so that space on campus can be freed up for academic purposes. Pending completion of the transaction, at least two floors would be available for summer 2006 with the remainder becoming available by fall 2006. The building is accessible for persons with disabilities.
- **City of Montreal Planning Issues** – Several initiatives were reported:
  - **Transport Plan – McGill Brief** - McGill responded to a request for briefs on a transportation plan for the City of Montreal. The brief was presented by Vice Principal Hodder. A number of the items contained within McGill’s brief were adopted in the final recommendations. These included the issue of safety around City construction sites, and a transport link between downtown and the west island.
  - **Parc/Pine Interchange** - The project is advancing and is anticipated to be completed by fall 2006. The issue of concern to McGill is the resolution of the east access to the campus via the new road that was built at Duluth. The City has recently withdrawn its support for maintaining access from the east, and has requested that all access, both to and from the campus, be managed via University Street. A drop-off on Pine Avenue that will serve the Gymnasium complex was approved by the City and will accommodate two buses. McGill has agreed to undertake additional circulation studies, based on the variety of needs identified.
  - **Cité Universitaire** – The feasibility study is continuing, and a decision point should be reached this summer or fall, as the universities will have to collectively decide if this project will advance. The Cité universitaire project remains a priority for Mayor Tremblay.
  - **Comité conjoint – McGill-Montréal** - Pierre Sainte Marie and his assistant Martin Roy have been appointed as the main City of Montreal planning contacts with the University. They will also be involved as sitting member(s) of the Master Plan Task Force, and in planning issues involving the Macdonald Campus. The City acknowledged receipt of a letter from McGill, requesting their help in dealing with a number of longstanding pedestrian safety and security issues in public areas surrounding the downtown campus. The City has now provided McGill with a number of City contact persons and the Planning Office will follow up with the City.
  - **Table de concertation de Mont Royal** - The next meeting of the Table de concertation de Mont Royal is in May 2006. The workgroups that support the Table continue their work. There are three workgroups, and McGill has representatives on all three of the groups. The entire process is becoming highly politicized, and with the City’s planning structure still in transition, the role and authority of the Table seems to be in a constant state of change. The Minister’s recent approval of the Mausoleum project within the Notre-Dame-des-Neiges cemetery has caused some concern as to the approvals process for future project proposals. Members of the Table de concertation were invited to the recent set of master plan presentations held to review the explorations paper and may attend.
- **MELS – Groupe de travail** - The Ministère de l’Éducation du Loisirs et du Sport (MELS) was evaluating a claim made by McGill that it is penalized within the MELS space entitlement formula due to its collection of small houses & patrimonial buildings, its large library collection, and its operation of two campuses. The Ministry promised a final report with recommendations, though nothing has yet been received.
- **Brittain Hall** - Brittain Hall is one of the original Macdonald College buildings, unused by McGill since John Abbott College leased the campus buildings in the 1970’s. At the time of the recent sale of the buildings to John Abbott College, the Ministry was not interested in acquiring Brittain Hall for JAC. There has been increased interest from JAC to acquire the building, and the University is undertaking its own review to assessing whether it will need the building in the future.

- **Classrooms - Improvements and Scheduling Software** – McGill has embarked upon some new initiatives relating to classroom technology, physical condition and scheduling. The groups that were separately working on technology and classroom improvements have been amalgamated. Classroom scheduling has been a longstanding issue and there is increasing pressure to use the larger rooms (100+ seats) more effectively, as demand continues to grow.

## **McGill MASTER PLAN 2005-2025:**

A planning base working paper identifying major issues was tabled in August 2005. An ‘Explorations’ paper was then completed and is on the web in both English and French. This report was the subject of several discussions, including at a meeting with Deans in December 2005, and at the 2006 ReThink conference. The University is working with the consultants to complete a preliminary ‘discussion draft’ document, which is to be reviewed in order to determine how next to proceed. The planning environment surrounding Mount Royal has become increasingly politicized since the Master Plan process was undertaken, and this needs to be considered in how McGill proceeds with its planning. In parallel with the master plan, the University is also undertaking other major planning exercises, including a Task Force on Student Life, an Academic Plan (White Paper), and a Capital Campaign. It was felt that more time is needed to ensure proper integration with the Master Plan. As a result, the Master Plan process will be extended, and the University should be ready to move this dossier forward by September 2006. All documentation is available on the Master Plan website. A presentation will be made to the SCPD once the ‘discussion draft’ is completed.

## **SUBCOMMITTEE REPORTS**

- **Visual Arts Subcommittee Projects** – The art integration piece for the Bellini wing of the Life Sciences Complex was awarded to artist Stéphanie Beliveau, who will make a presentation to the users. The art integration piece for the Cancer Wing should be determined by September 2006. Portraits for the Chancellor (Richard Pound), Chair of the Board (Robert Rabinovitch), and Principal (Heather Munroe-Blum) are to be done. The sculpture in front of the new Music Building is installed and has been well received. The artist is M.F. Brière. The subcommittee continues to manage the McGill art collection.
- **Gardens & Grounds Subcommittee Projects** – Several memorial tree projects are currently underway. A tree labeling project is also moving forward. A policy and protocol for memorial trees/benches is currently being developed with the Development Office. A campus ‘furniture’ inventory was recently completed, and a program for replacing turf is also underway. The Robertson herb garden which was displaced as result of the Life Sciences Complex was relocated to a site between Hosmer and Davis Houses. New tree plantings and tree replacements have continued. A late walk around was completed in fall 2005 to develop a list of areas that need attention and possible projects with a focus on terraces. The master planning exercise requires the University to articulate clearly what it would like to do on its campus. The consultants have been asked to provide a landscape plan and the University will have to ensure that all aspects are coordinated. It was recommended that projects involving exterior spaces, e.g. Strathcona Music parking be coordinated through this subcommittee. The Gardens and Grounds and Architectural Advisory subcommittees met jointly in December to review jointly the design implications of the Master Plan.
- **Architectural Advisory Subcommittee** – The Subcommittee examined and approved several items over the session: A reconfiguration of the McTavish entrance to the McLennan/Redpath Library to improve the quality of the space, a retaining wall at the McIntyre medical Building, an awning for the Gault House, and materials and exterior lighting for the MNI expansion. The Subcommittee also reviewed options related to the Molson Stadium expansion, materials for the Life Sciences Complex, and replacement of windows for 3605 de la Montagne, and a request to demolish several derelict properties at the Macdonald Campus. The Subcommittee is also reviewing code upgrades for major patrimonial buildings e.g. Arts Building stairs. The Gardens and Grounds and Architectural Advisory subcommittees met jointly in December to review jointly the design implications of the Master Plan. The terms of reference of the Architectural Advisory Subcommittee have also been amended.
- **Toponymy Subcommittee Namings** – A document outlining the proposed new naming process was presented, as part of an overall reconsideration of the University’s naming policy, which is to include the naming of academic entities. The process has been carefully vetted in order to reach this stage. The proposal is still awaiting final revisions and comments before it goes to Board Executive for approval. Morty Yalovsky reported that the current naming process will be changed. The following naming proposals were approved:
  - Naming of the Research & Training Building (1033 Pine Avenue) as the *‘Irving Ludmer Psychiatry Building’*. The building is in need of major repair and upgrading and \$3M of the \$6M renovation costs will be provided by the donor.
  - Naming of Room 16 – Old Chancellor Day Hall the *‘Stephen A. Scott Seminar Room’*. It was noted that Professor Scott is retired but remains active in the Faculty.
- **Macdonald Subcommittee on Physical Facilities** – Construction on the Macdonald Campus Library project, a priority for the upcoming centenary, has commenced and is on schedule. The centenary celebration for Macdonald College will commence in September 2006, and events are planned throughout the year. Two major requests for the Campus are animal care facilities and access for persons with disabilities. A comprehensive accessibility evaluation for the campus

has been completed, and a priority list is being developed in consultation with the Office for Students with Disabilities. Plans are being prepared to renovate certain animal care facilities. The Faculty Space Audit draft has been received and the space audit process has been helpful to the Faculty. Construction related to CFI projects is mostly completed. The shortage of graduate student space is an issue and the Faculty is to complete renovations to provide graduate students with new space using the hotelling concept. The demolition of a number of old buildings was approved, except the Farm House Museum, which has significant historical value and will be further evaluated for other potential reuse possibilities.

- **Subcommittee on the Environment** - Highlights of recent activities of the Subcommittee on the Environment include:
  - Recycling infrastructure is being examined in conjunction with Facilities Management and will be integrated within the Facilities Building Services review.
  - On the issue of composting, a meeting was held with McGill and City of Montreal consultants – McGill offered expertise but not space.
  - The ‘Sustainable McGill’ Project and the McGill Master Plan were the subjects of the ReThink conference held on March 17, 2006.
  - The upcoming ACFAS conference is to integrate principles of sustainable development.
  - Options for AlléGo funded transportation initiatives were reviewed. A study of options for improving inter-campus bus service is a consideration. The AMT will also make available carpool matching software.
  - The CREPUQ environment workgroup’s report will be forwarded to senior University administration.
  - Green Buildings Task Force - To follow through with many of the recommendations of the GBTF, the committee agreed to add one additional action item to the existing accepted list. This new item reads as follows: “2. *Adopt principles of sustainable building practices for construction, renovation, and maintenance / operation of new and existing facilities*”. The Committee also agreed to recommend an audit of internal construction and maintenance related functions, and to forward recommendations relating to environmental education initiatives to the APPC. A special commendation is to be given to the students whose increased contribution to environmental issues should be acknowledged.
  - McGill participated in a SCUP web cast on sustainable campuses to tie into Campus sustainability day.
  - Gorilla Composting – the Committee received a proposal by Gorilla Composting relating to a pilot project for the Macdonald Campus which was approved by the Macdonald Subcommittee on Physical facilities. This project only involves composting for material produced and collected within the Macdonald Campus and was approved.
  - Clean and Green Phase 1, held in May 2005, resulted in the collection of 55 metric tonnes of material, 87% of which was diverted from landfill. Much of this material was furniture and paper, whose removal also liberates space. Phase 2 will move forward begin this fall and will concentrate on labs. On a recent trial project in Chemistry, 110 drums of surplus chemical were removed.

## **OTHER ITEMS**

- **Gault Nature Reserve** - Highlights of the years activities include:
  - Continued success of the partnership with the Mont St. Hilaire Conservation Centre. \$370K was raised to renovate the Johansen Centre
  - The official designation of the Gault Nature Reserve as a protected area under Provincial law. Increased support has been also forthcoming from the Federal government.
  - Ten properties are in the process of being added to the reserve, all at no cost to the University.
  - Current and arising challenges facing the Reserve include; security issues, increases in operating costs, deferred maintenance issues, as well as the need to build a new water supply.
  - The town of Mont St. Hilaire has been very supportive and passed by-laws to protect the boundaries of the reserve through the creation of a restricted buffer zone.
  - The Director of the Gault Nature Reserve will become an ex-officio member of the Committee.

Revised; November 2006  
University Planning Office  
Brian Karasick