

## Student-owned housing complex proposed

# Undergrads favored

By CLARK LYSNE

The students' union Housing Commission has appointed the firm of A. J. Diamond and Barton Meyers Architects in association with R. L. Wilkie, Architect, as their prime consultants in the development of a proposed student-operated housing complex to be built on campus in the near future.

For some time now it has been obvious both from general observation and from official planning studies that students are facing a crisis situation with respect to housing.

The graph compares student enrollment projects with maximum conceivable residence space availability and leads to the immediate conclusion that under any foreseeable circumstances, the demand for housing can only increase from its present crisis proportions.

This proposed complex will house 1,000 students, be on campus and will be controlled by students. The plan as it now stands consists of two parts: housing and community services. The housing part of the building will most resemble an apartment building but it will not be in a tower form.

The top part of the building will be housing, the lower floors will contain the community services, i.e., vending area, general store, food services, etc.

Three different types of units will be offered in the housing part of the building. These units will most

resemble apartment suites in design. The largest will accommodate four people. The unit will have a kitchen, bathroom, living area and a study-bedroom for each person. These four people are to rent the whole unit together as an apartment. There will be one hundred of these units, which are expected to rent below \$50.00 per student per month furnished and below \$45.00 per student per month unfurnished.

### Two Person Units

The second of the three units is built for two people. Each person will have his own study-bedroom; they will share a kitchen, bathroom and living area. There will be 150 of these units, the expected rent for them being below \$70.00 per student per month furnished and below \$60.00 per student per month unfurnished.

The third type of unit is most similar to a bachelor apartment. It will contain a kitchen, bathroom and study-bedroom that will double as a living room. It is an economical unit for two people or it can serve a single person. There will be 250 of these units, the rent being below \$95.00 per month furnished and below \$83.00 per month per unfurnished unit.

Fifty per cent of the units will be fully furnished, all of the units containing a fridge and stove. The units will contain more sound-proofing than the average apartment building, an adaptation for students.



"You mean I may be living here in 1974?"

"No. I'm living here now."

### The Site

The site of the complex is to be on top of 112th Street extending from the Tory Building to the Tuck Shop. The complex will be surrounded by the new Arts building, the Garneau library, the Fine Arts complex, the Business Administration complex, and the Cameron library extension.

There will be a heated covered walkway hooking up all of these buildings. Eventually, in accordance with the long range campus plan, a student will be able to walk from the Rutherford library to the Biological Sciences building in a heated covered walkway.

We will not be paying for the land, nor will there be any taxes or rent as it will be university land. These are some of the reasons why we should be able to rent for less than the surrounding apartment blocks do.

### Community Services

Being a long connecting-type of building, there will be shops beside a pedestrian walk which will run the length of the building. The mix of these shops has not been agreed upon, but a bank, food store, vending area, dry cleaner pick-up, laundry room and four snack bars will probably be some of the shops. There will be four small food services for three reasons. First, a small place can have a great deal more intimacy and identity than a large one. Secondly, in the evenings, when there will be few patrons, only one shop need be open. Thirdly, each shop will specialize so that efficiency will be improved.

The character of these shops has not been agreed upon, but some suggestions are: donut-coffee shop, pancake house, ice cream shop, pizza parlor, hamburger joint, Chinese food, and Kentucky fried chicken shop. These facilities will augment

students' union finances and will thus lower rents.

### Operating Principles

This complex is meant to be an undergraduate residence. Preference will be given to undergrads; second preference will be given to special and part-time students, faculty, and staff. An elective policy board will be made up of residence plus ex-officio members of council.

The students' union will probably hire a building manager and a building supervisor who will have similar powers to an apartment house superintendent. These people will be responsible to the policy board.

Since the complex will have a high vacancy rate during the summer, a reduction in monthly rent will be given to those who rent for twelve months. The responsibilities that the occupants will have consist of: being "good apartment dwellers," i.e., reasonably quiet, paying the rent and leaving their unit in the same condition that it was left to them except for fair wear and tear.

### The Housing Commission

Most of these decisions were made by the students' union Housing Commission. The only guide lines that were given to them by the students' union were to investigate housing. The guide lines given to us by the university were: the site, that the complex should fit into the long-range campus plan; and that the complex be economically feasible. A detailed feasibility study by Woods, Gordon and Company has been completed, which shows that the complex will be economically sound.

A seminar will be held on housing September 30 from 12:30 to 2:00 in SUB Theatre. Your ideas on all areas of housing are needed. The Housing Commission and their architects will be there looking for new members and new ideas, and to discuss what has been done.

