

YORK UNIVERSITY DEVELOPMENT CORPORATION

Proposal Call Set for Housing on Campus

During February YUDC will be inviting proposals from the Development Industry for housing in the southwest corner of the University's land holdings. The purpose of this invitation is to:

- identify a preferred developer of market housing on campus;
- identify a specific project that would be acceptable to York, the City of North York, and to our immediate neighbours;
- quantify the financial gain to the University of such a project; and
- to take the first steps towards more people living on campus through a development which will knit our community with the fabric of the city.

The invitational proposal call process is expected to extend over the next 90 days. Developers will be invited to tell York what type of project they think should be built and how much the land is worth on the basis of sale or long-term land lease. The University will then be in a position to assess which project is best for York from all perspectives. Assuming a successful proposal call, housing construction could begin early in 1988.

Fundamentally, York University needs a significant infusion of capital to both meet our immediate needs and to plan for future growth. The campus is inadequate for the number of students currently enrolled. By

standard measures, and to satisfy immediate needs, York requires 500 to 600 thousand net assignable square feet of space. In real terms the shortfall covers the full range of academic and non-academic facilities. At the same time as the need exists, we are currently identifying the range of options available in redesigning our campus, based on the emerging Campus Concept Plan and Development Strategy. The central issue is whether or not the Campus Concept Plan can be implemented through construction of any new buildings. The capital, however, does not exist to do so.

We anticipate that a large infusion of operating funds to redress past deficiencies and to pursue new initiatives is imminent. As a result, we have an urgent need to provide new space, both to relieve present overcrowding and to take advantage of new opportunities that will arise. (e.g., faculty and staff complement increase, new research activities and facilities.)

There is a current need for York and the York University Development Corporation to be able to offer space (both leasable and free) to attract new cooperative activities and to develop associated York research programs in response to current government and industry initiatives.

A significant initiative currently exists for partial funding of a student centre through a course fee levy. Support from the University will be required to make this successful.

There is an additional possibility for the introduction of a major new capital program by the Ministry of Colleges and Universities (MCU). These capital funds will likely be disbursed on a formula requiring a one-third contribution by the University. It is unlikely that York will be able to raise the needed one-third capital contribution — we have just completed our 1980-85 campaign and much of this is still in the form of commitments. In addition, we are just embarking on a campaign to raise our share of the new Fine Arts III complex — a \$3.2 million undertaking. Additionally, other universities are collectively campaigning for about \$350 million.

Recent provincial and federal initiatives encouraging government, industry and university cooperation present excellent opportunities for York. In order to respond effectively, capital and space will be required.

The conclusion is that if York does not develop an immediate supply of capital, it will neither be able to use new operating funds to their best advantage, nor participate in possible new major allocation of

capital funds by MCU to solve old problems. Conversely, if the capital base is acquired, the funds could be used as leverage for provincial, federal and possible private sector funds for building new academic and non-academic facilities.

The only other resource available for York to take advantage of in these circumstances is its land.

The Advisory Council to the Development Corporation endorsed the following resolution at its January 14, 1987 meeting:

"Resolved that this Advisory Council supports the possible sale of 20 to 25 acres of land for market housing in the southwest quadrant of the University's land holdings, provided that significant gains can be realized over a land lease arrangement and provided that the University retains site design control over the initial project."

On recommendation from the Board of Directors of the Development Corporation, the Board of Governors of York University subsequently endorsed this proposed course of action in principle. The Advisory Council expressed concern over the need for the University to be able to leverage the possible financial gains of this project from provincial, private or other funding sources. This, along with other factors, will be carefully considered in the course of negotiations.

Board Reports

Since early October 1986 the pace of activity at the York University Development Corporation has increased significantly. Work on the new Campus Concept plan and Development Strategy is progressing well. Ongoing consultation with the University community through the Advisory Council is proceeding, with completion of the bulk of planning work expected by April 1987.

Ms Jill Rabjohn, a 4th year Fine Arts student at York, has joined the Board of Directors of the Corporation, replacing Chris Costello, whose resignation was accepted with regret late in 1986. Our thanks to Chris for his conscientious work and efforts. Welcome aboard to Jill.

In addition to the overall planning work and the Housing Proposal Call, under consideration and described in detail in this issue, the corporation has been very active in the following areas:

- detailed planning for a strategy for successful implementation of the plan once it's completed;
- completion of our arrangements for a computer software research firm to be located on campus;
- continuing dialogue with North York officials, and with representatives from neighbouring communities;
- consultations with staff of the Ministry of Colleges and Universities;
- discussions with TTC and Metro planning staff regarding future rapid transit to the University;
- exploration of the potential for a provincially sponsored Centre for Excellence in the space science area, to be called the National Institute for Space and Terrestrial Science in concert with exploration of the potential for the space science division of the federal Space Agency to locate at York;
- responding to an increased level of enquiries from individuals and corporations interested in locating at York.

YUDC Phase I Results

The results of the York University Development Corporation's survey of planned development of the York campus are now complete.

Though not intended to be statistically valid, the survey tried to stimulate interest in planning, solicit faculty, student and administrators' views on what was needed and provide a forum for new ideas and suggestions regarding planning. Results were obtained from open meetings, a general questionnaire and a focused survey.

The survey concentrated on needs in the following areas: housing, student services, retail services, circulation and parking, other facilities, land use/location planning, and campus and building design guidelines.

Results in the area of housing indicated that market (general public) housing located on vacant lands should be compatible with University community development and should not have any

negative impact on the academic campus. The other consideration was that any market housing should contribute financially to support campus development.

A new student centre is still a high priority and should be central to the academic campus. There is still some question about what student services should *not* be centralized.

Seventy-five percent of people surveyed wanted retail services located on vacant lands, compared to 60 percent who wanted them on-campus. Planning considerations must include careful research into retail needs and their location in order to best serve the University and public.

On the subject of circulation and parking, the feeling was York should restrict vehicular traffic in the central core, improve orientation, increase parking and improve lighting. Decked parking was favoured over smaller lots and a need was

expressed for an internal campus shuttle as well as rapid transit connections. Dedicated bike paths were suggested and pedestrian walkways protected from weather are needed.

In terms of other facilities, people favoured research buildings located on vacant lands along with a conference hotel to attract events and provide financial return. A centre for performing arts/museum/art gallery should be located on vacant lands to attract the public and aid community development. Also considered were day care facilities and a primary school.

Campus design guidelines should enhance 24-hour vitality and intensity, not dilute York's sense of community. New development should be human scale with enhanced landscaping to reduce wind. New buildings should make maximum use of daylight and have windows that open. They would also have ample space for lounges, displays and general meeting areas.

Advisory Council Update

A warm welcome to new people now serving on the Advisory Council since our October 10, 1986 Yorklands report:

Name	Affiliation
Maria Augimeri	North York Councillor
Debbie Kee	YUSA
Andy Ranachan	YUSA
Lee d'Anjou	University City Community Association
Gerard Blink	President, CYSF

To those members who have left council since our last report, a sincere vote of thanks for your kind help and guidance during your time on the council: Chris Costello
Brian Kennedy

This centre spread is sponsored by the York University Development Corporation

For further information please contact:

Greg Spearn
Vice-President, YUDC
West Office Building
4700 Keele Street
North York, Ontario
M3J 1P3
(416) 736-5341