

## Residences: They are on time, but expensive

by Charles Ogilvie

York University administrators, struggling to keep pace with the rapid new growth of the University's facilities, are coming face to face with a complicating factor -- the problem of financing the new residence accommodation a growing university in a suburban area must necessarily have. Lacking the generous endowment of many other institutions, York's only available method of financing residence building is to take out long-term mortgages from the federal Central Mortgage and Housing Corporation. This means that the Founders Residence is currently carrying a debt charge estimated by University financial officials as being possibly as high as \$102,000. At present 10% (25 places) of the Founders Residence is vacant, but even if every room was being utilised total revenue - at \$425 per resident, \$390 being the cost of food services - would amount only to \$104,000. This would leave something like \$2,000 to pay the cost of an estimated \$73,000 in maintenance and running costs, plus thousands of dollars for miscellaneous items. If the costs for the Founders Residence had been taken separately last year there would have been a loss of \$58,000. However, the revenue fund for all York residences, including the profitable Glendon Woods Residence, is consolidated, and as a result the overall fund was \$8,500 in the black. In the 1966-67 academic year the situation is made worse by the half-empty Marion Hilliard Residence on the Glendon Campus, and as a result a heavy deficit can only be met by using accumulated reserves.

### Mortgage Worsens

As the new Vanier Residence and Winter's Residence come into operation next year, 1967-68, and mortgage payments come due on them, the financial position of the residences can only get worse. The seriousness of this is caused by the Provincial Government's unwillingness to help carry the cost of university residence in any way apart from the provision of an initial capital grant of \$1,400 per room. The university receives no financial aid to meet mortgage payments or operating costs, which must be entirely paid for by user charges, that is mainly by student fees. The only other source of revenue is profit on services.

### CENTURY II

CENTURY II is our new year-book.

It has had to be damn flexible to keep pace with our school's cancerous growth, and so this year will have 3 divisions: Varsity (grads, teams, and projects); York Campus; and Glendon College.

Sales representatives suggest you will be glad you bought one since you can never relive the past save in memory. That's Plato, isn't it?

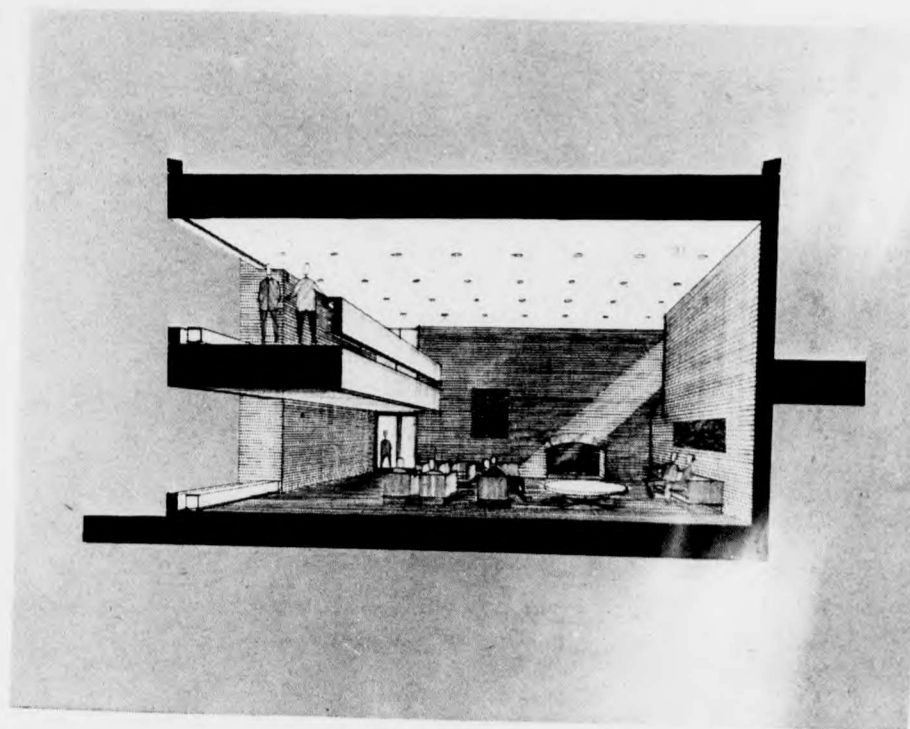
Banquets, dances and social events using college facilities could help make the food services a profitable proposition, and the University has a new Co-ordinator of University Facilities, Mr. Annice, whose job it is to sell York as a conference and meeting site to groups and organisations who meet in the summer. This effort is meeting with some success, and several large groups are scheduled. At the moment the amount of revenue these services will ultimately realize is an unknown factor. However, if it was found that only half of the potential deficit could be covered by these means York students could face fee increases of \$150-200. Mr. Parkes, the Vice-president of Finance, assured Excalibur that at the present time all figures on costs are merely estimates, and that every effort would be made to hold the fee line. Within the next two months more definite figures will be available on costs and studies will be made to assess the financial requirements for next year, and the decision for a fee increase or not a fee increase should be made before the end of the present term.

### McLaughlin Square?

An illustration of York University's bad financial condition can be seen in the postponement of the fourth college, McLaughlin. Originally scheduled for Fall of 1968, it will now open in Fall 1969. The McLaughlin Residence will be a tower similar to the Vanier Residence, but on a square rather than rectangular plan. It will have the same number of floors as Vanier, but due to a lower ceiling height the overall height of the building will be less.

The two tower residences will have similar ground-floor layouts. The Vanier ground floor will have an office for the Hall-porter, the Main Lobby, access to the elevators, a Reading-room Lounge, a Senior Tutor's suite, and guest accommodation for two visitors. The only major difference in McLaughlin will be accommodation for five guests.

In Vanier two floors with 22 students to a floor will make up each house. The house common room will be on the lower of the two floors with the Don's suite above. The Common room in a typical McLaughlin house will be in the centre of the building and will be two floors high with a balcony running around the second floor perimeter. This design is being tried to see if a room common to two floors can give a residence house a greater sense of cohesion.



Winter's J.C.R. on a fall evening

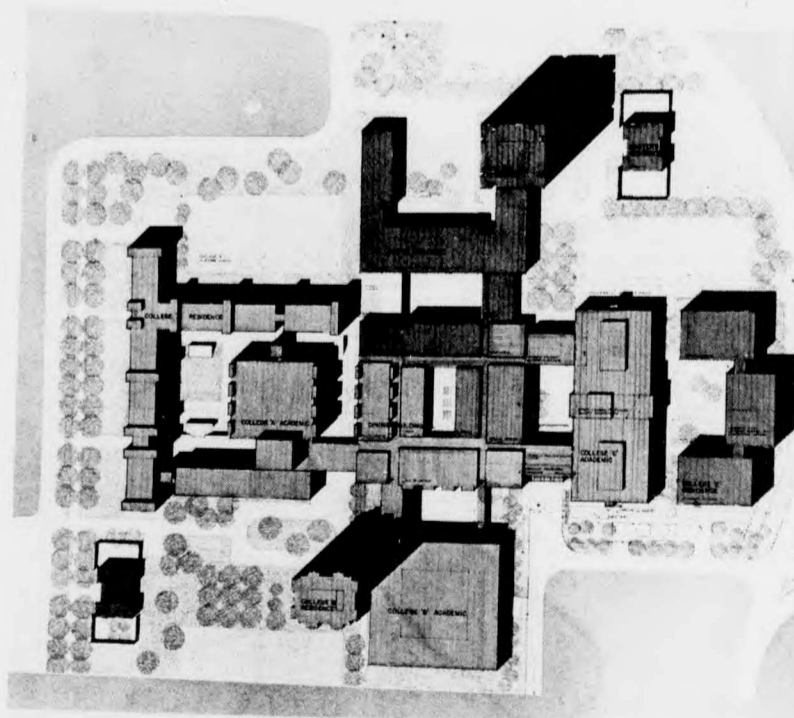
### Winters Experimental?

Both Vanier and Winter's Residences should be ready for occupancy by next Fall. Vanier might be ready as early as April this year. Due to the compact boxy shape of the Winter's residence the rooms will be long and narrow. To compensate for some of the difficulties this design causes, the lighting in the double rooms has been increased over that in the present Founders residence, two ceiling fixtures instead of one, but despite the complaints of Founders residents they will be the same dim low-light fixtures Founders residents go blind by. An experimental feature of the new Winter's residence will be the bed sofas. A special fixture to convert the student's bed into a sofa, which recesses into the wall at night. This gives the room area a multiple use. The Master of Winter's, Dr. Rickerd, has asked that bunkbeds be made available to residents in double rooms if they wish to make maximum use of room space.

### Vanier Noisy?

The 264 residents of Vanier will be crowded 22 to a floor. Campus Planning hopes that the noise will be controlled by its new experimental wall of light construction because of the weight factor in tower design. The wall is sheathed with gypsum board and plastered on both sides. The builder claims sound insulation qualities similar to six inch concrete block. Elevator noise should be minimised by the fact that no room in the tower is immediately adjacent to the elevator shaft. The elevators will have special controls which can be preset by the Hall-porter or the Dons to control which floors they can stop at. The elevator will run at about 120 feet a minute, and will stop at both floors of each house. As approved by the Student Advisory Committee of Vanier College, female residents will be on the top six floors of the residence and the males on the lower six. It is estimated that such a climb will make panty-raids just too exhausting, and few youthful Romeos will be able to hit Juliet's twelfth floor penthouse window with pebbles.

## residence expansion



Everyone knows what this is