

**UNIVERSITY COUNCIL
PLANNING AND PRIORITIES COMMITTEE
FOR INFORMATION ONLY**

PRESENTED BY: Dirk de Boer, chair, planning and priorities committee

DATE OF MEETING: September 22, 2016

SUBJECT: **Report on University Lands and Capital Projects**

COUNCIL ACTION: For information only

CONTEXT AND BACKGROUND:

The planning and priorities committee (PPC) is responsible to “consider the main elements of the operating budget and capital budget and report to Council,” and to “advise the president and senior executive on operating and capital budgetary matters, including infrastructure and space allocation issues...” Each year, the committee or its capital and finance subcommittee is apprised by administration of capital items that encompass lands, infrastructure, preventative maintenance and renewal, new builds, space allocation, and capital strategies.

DISCUSSION SUMMARY:

At its meeting on June 15, the committee received a presentation from Greg Fowler, vice-president finance and administration and Colin Tennent, associate vice-president, Facilities Management Division (FMD) on university lands and their development and major capital projects.

Development of University Lands

The university owns about 18% of the land in the city’s core area and plans to strategically develop these lands using a phased approach in conjunction with the City of Saskatoon Growth Plan, which predicts population growth to half a million citizens over the next 30 to 40 years. Reviewing bridge connections, transit system corridors, and rapid transit options is part of this planning. Work has begun to rezone the university’s core endowment lands in the northern part of the city to include residential lots. This is a long-term strategic development, with the potential to yield significant monies to the university. Over a 50-year period, the university could build an endowment on these lands of between \$300 - \$700 M depending on density and market values. Monies would be realized through development and long-term land leases, which will result in one-time revenues to establish endowments and also in ongoing commercial lease revenues. Among the U15 group of universities, the University of Saskatchewan holds lands whose

estimated value is higher than that of top five universities of this group, and yet has a land use income stream that is at the bottom of members of the U15.

Major Capital Projects

Funding for the new Collaborative Science Research Building has been approved by the federal government's Post-secondary Institutions Strategic Investment Fund. The building will be located in what is now the Biology garden area and used initially to re-house faculty as the W.P. Thompson Building is renewed. Other capital projects include the childcare expansion project in the Williams Building to add an additional 23 childcare seats, bringing the total number of university childcare seats up to 113; the A and B wing renovations of the Health Sciences complex; the WCVM paddocks (drainage); ITEP renovations in the Education Building; the Prince Albert distributed learning site (Nursing & Arts and Science); and renovations to the Thorvaldson Building once the Health Sciences renovations are complete.

The final phases of the Preston Crossing mall development are under construction. Planning is underway for the recently approved twin-pad ice facility to replace Rutherford Rink which will be situated alongside the Field House and will also include a basketball/volleyball gymnasium, the hotel development in the College Quarter, the livestock and forage centre of excellence; the purchase of additional research crop lands, and the possible rejuvenation of the Kenderdine Emma Lake campus. The northwest corner of College Quarter is planned to hold retail, commercial, residential (family housing) based on a mixed use village model. The concepts informing the development of the College Quarter are community, connection, and health support wellness.

Additional information about the university's capital projects is available on the Facilities Management Division website at:

http://facilities.usask.ca/construction_and_renovation/major-capital-projects.php

Information about real estate and university property is found on the Corporate Administration website at:

http://www.usask.ca/corporate_admin/real_estate/index.php#Preston