



Space Allocation Committee

Meeting Minutes

June 30 - 2011

In Attendance:

Dave Button – Vice President (Administration)
Thomas Chase – Provost and Vice President (Academic)
Dennis Fitzpatrick – Vice President (Research)
Nelson Wagner - Associate Vice President (Facilities Management)
Neil Paskewitz – Director – Planning, Design & Construction

Meeting Agenda:

- A. Facilities Update
- B. Review updates/requests received from University Leadership Team

Notes:

- New/updated items are highlighted in **bold**.
- To view an Annex referenced in earlier updates, refer to the Space Allocation Committee Meeting Minutes provided for that date.

A. Facilities Update

1. **June 30, 2011 Update: Student Housing Expansion – the Board Decision Item included in Annex A was approved at the May 4, 2011 Board of Governors meeting. The University is awaiting confirmation of the requested government contribution.**
2. Campus Master Plan
3. College Ave Campus Adv Committee
4. Detailed Space Study:
 - a. **June 30, 2011 Update: The space analysis will be complete for presentation at the December 2011 SAC Meeting.**
 - b. **At the October SAC Meeting, we will review process and policies for Space Allocation.**

B. Updates from ULT

Academic:

1. Arts

1.1 Thomas Hadjistavropoulos – October 29, 2009 - Requesting space for motion lab – current space in Classroom does not fit testing equipment.

June 21, 2010 – no solution in place at this time.

1.2 Heather Hadjistavropoulos – Space Request January 14 – 2010.

June 21, 2010 – Space for this request has not been identified. Heather has commenced fund raising for development of Psychology Teaching Lab.

June 21, 2010 – Space Allocation Committee has stated that fund-raising activities must be placed on hold until space has been allocated for this purpose. This is similar to the process for CFI grants, where space must be committed by the University prior to proceeding with an application.

September 10, 2011 Update: Options have been identified, but there is no recommendation at this time. Proposal to be developed and with approval of the Arts Space Committee and Dean, a recommendation will be tabled at the December SAC meeting.

November 10, 2010 Update: Planning in progress.

2. Business Administration

3. Centre for Continuing Education

4. Centre for Teaching and Learning

5. Education

6. Engineering

6.1 March 8, 2011 New request - Liming Dai has requested research space. Engineering will accept shared space with FM in TD109 (formerly occupied by Dena McMartin).

March 8, 2011 Space Allocation Committee has approved this temporary allocation to Engineering.

June 30 2011 Update: Suggested space is not acceptable. Recommend allocation of a portion of RI436. This space is part of a presently unassigned area within the RIC building. Original intent for this space was Lab Support, but this need has not arisen to date based on the neighboring lab activities. A minor renovation (estimated at \$20k) will be required to properly isolate this space for use by Liming Dai.

June 30, 2011 Space Allocation Committee: This recommendation is approved.

7. Fine Arts

8. Institut francais

9. Johnson-Shoyama Graduate School of Public Policy

10. Kinesiology & Health Studies

10.1 **June 30, 2011 – New Space Request: Dean of Kinesiology has requested space in CK210 to facilitate expanded Lab facilities for delivery of the growing undergrad program.**

The CK210 space is presently allocated on a temporary basis to Science (for Grad Student space), for a term ending December 31, 2011. More background on the Kinesiology request will be developed.

11. Library

12. Nursing

- 12.1 **June 30, 2011 Update: Current allocation of space to Nursing including ED 3rd and 6th floors solves the minimum space requirement up to September, 2011. Based on the space requirements for the full program, this space only satisfies 25% of the program needs. This item closed.**

13. Science

14. Social Work

15. Student Affairs

16. UR International

- 16.1 November 8, 2010: Request for student lounge. AVP met with FM to discuss requirements.

March 8, 2011 Update: Exploring options in CW Level 1. (see Appendix 'A' Item 8).

March 8, 2011 Space Allocation Committee – Item to be explored further with Registrar and UR International prior to allocation decision.

June 30, 2011 Update: Student Affairs advised that CW116 is Aboriginal Student Office, and has no intention to relocate. This recommendation is therefore modified to propose allocation of CW115 only to UR International.

June 30, 2011 Space Allocation Committee: This recommendation is approved.

Administration:

17. Facilities Management

18. Financial Services

19. Human Resources

20. Information Services

- 20.1 March 8, 2011 New Request: A new A/V technician position will be required to support nursing. A request for space and a preferred location have yet to be formalized.

- 20.2 **June 30, 2011 update: This office space will be accommodated in ED-level 6 Nursing Office Space. This item will be closed.**

21. Resource Planning

22. Enterprise Risk Management

Research:

23. Graduate Studies and Research

24. Office of Energy and Environment

25. Research Services

- 26. University/Industry Liaison
- 27. Canadian Plains Research Centre
- 28. Centre canadien de recherche sur les francophonies en milieu minoritaire
- 29. Centre for Studies on Energy and Environment
- 30. Centre for Sustainable Communities
- 31. Centre on Aging and Health
- 32. Humanities Research Institute
- 33. Indigenous Peoples Health Research Centre
- 34. Prairie Particle Physics Institute
- 35. Saskatchewan Population and Health Evaluation Research Unit

Other:

- 36. External Relations
- 37. Presidents Office
- 38. CUPE 2419
- 39. URFA
- 40. URSU
- 41. University Club

External Partners:

42.0 Campion College

- 42.1 Campion has also expressed interest in taking ownership of corridor office space.

Presently there are no alternatives for the space shuffle that would enable this.

December 20, 2010 Update. For information – FM searched through the agreement records and reported that the Campion College space currently occupied by the U of R is in fact owned by the U of R.

March 8, 2011 Update: Transfer of ownership to Campion College, if approved, cannot occur until new space is found elsewhere on campus for current occupants.

June 30, 2011 Update: Campion College has requested valuation of space. Cost implication to the University is approximately \$2M to create alternate space.

- 43. Innovation Place
- 44. National Research Council
- 45. Canadian Police Research Centre
- 46. First Nations University
- 47. U of S College of Nursing
 - 47.1 June 11, 2009 Update/Information Item - Four offices have been leased to U of S College of Nursing. Previous SAC decision allocated two seats in CK210, with the remaining offices CK164.20, and CK164.21 being loaned from CK. This has been modified - rather than CK210 space, two offices have been borrowed from FGSR.

September 17, 2009 Update: A lease agreement has been signed which includes CK144, CK146, CK164.20, and CK164.21 for the period July 1, 2009 to June 30, 2010.

This item will be closed.

December 18, 2009 Update: On January 12, 2010, U of S requested extension of this lease by 1 year. Availability of this space (by CK and FGSR) has not yet been confirmed.

June 21, 2010 Update: U of S faculty will be vacating space leased from SIAST Wascana as early as 2012. They are exploring options including space at FNUniv as well as a stand-alone building to accommodate these faculty and their College of Medicine requirements in Regina. The outcome of the Facility Planning Study being done for the South Saskatchewan Academic Health Sciences Network will help guide and/or direct the solution.

November 8, 2010: Lease has been renewed to June 30, 2011. Additional extensions will be required based on development planning for College of Nursing.

December 20, 2010 Update. FM is working with U of S to find leased space options in Regina to accommodate their program.

June 30, 2011 Update: FM toured on April 18th with U of S Nursing representatives, examining possible locations such as the Orr Centre on Lewvan Drive.

Next Space Allocation Meeting: tba

Annex A – Student Housing Expansion

UNIVERSITY OF REGINA Board of Governors

Item for Decision

Subject: Construction of a 608 Bed Residence, 150 Car Parkade and two 90 Child Daycares

Recommendation:

That the Board of Governors seeks the approval of the Minister to construct a 608 Bed Residence, 150 car underground Parkade and two 90 Child Daycare Facilities east of the Language Institute for a total cost of \$69.85M. Funding for the project will be derived as follows:

1. Mortgage supported by revenue for the 608 bed spaces	\$ 36,500,000
2. Loan supported by revenue for 150 Car Parkade	\$ 3,250,000
3. Parking Reserve Fund payment for Parkade	\$ 2,000,000
4. Mortgage supported by revenue for 2 -90 child daycares	\$ 2,800,000
5. Government Contribution for Affordable Housing	\$ 24,300,000
6. Government Contribution for two Accessible Childcare Facilities	\$ 1,000,000
Total	\$ 69,850,000

Background and Description:

The University is in need of additional housing to support the increasing demand for residences being experienced on campus as a result of scarce housing in the area and the increasing need to build community on campus and service our diverse student body. This need is particularly acute due to the increased need for on campus housing for international students and the growing international study body on campus. For similar reasons, the University is also in desperate need of new and additional daycare spaces to serve its students and staff. The construction of new residences and daycare spaces fits directly into many aspects of the University Strategic Plan and the further development of the University of Regina as a preferred place to live, work and study. In keeping with the strategies and principles in the Campus Master Plan, the new development would include underground parking as a means of minimizing on street parking.

Government assistance will be sought for the residence and childcare components of the project. The research shows that a contribution of approximately 40% of the capital cost of residences is necessary to enable affordable housing. Indeed, this is the model engaged at the University of Saskatchewan in its recent construction of its 400 bed development, where \$15M was contributed by the province in support of the project. Government assistance will also be sought for the daycare construction. It is understood that the optimal size of each daycare is 90 children and for such school based daycares government support of \$500,000 may be available.

City support has not been discussed at this point, however, in both Saskatoon and Moose Jaw City Councils have provided either direct support or a commitment to support the construction of on-campus housing. An on-campus development would take pressure off housing in the local community and the municipal cost avoidance of additional infrastructure that would be part of the University project. In Saskatoon, the contribution is \$575,000 for a 400 bed project, which if simply extended to our project would be approximately \$874,000.

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Discussion:

The University's Residences

The University of Regina's residences (approximately 1200 beds, including the residence facility in Luther College) can accommodate less than 10 per cent of the University's student population. This puts the University significantly below the norm for similar Canadian universities (15-20 per cent). The University's residences also accommodate some students from the neighbouring Saskatchewan Institute of Applied Science and Technology (SIAST), Wascana Campus, which has no residence. Saskatchewan Police College trainees and University of Saskatchewan medical residents on rotation at the Regina hospitals also occupy rooms in the residences.

Occupancy for the University of Regina residences has averaged 99% since 2009. There were, for example, approximately 105 individuals (38 females and 67 males) on the wait list for a room beginning in January 2010. The university's residences are designed for single students and are not suitable in design, amenities or location for families, especially those with children.

Student enrolment targets being employed by the university's Student Affairs have significant implications for the demand for campus housing and the operations of the residences:

- ESL students – 250 – 350 new students per year for next 5 years
- International – 250 new students per year for next 5 years
- Domestic – 5% increase per year

A new Three-Year Residence Plan designed to accommodate this demand in residences will cause a substantial shift in the composition of the on-campus residence community, beginning in fall 2012 when 60% of the University of Regina's residence accommodation will be set aside for "New Students". ("New Students" are being defined as undergraduate students out of high school and who have not completed a degree at another University.) New Students living the furthest geographical distance away from the university will be assigned rooms first (includes ESL). A lottery system will be implemented for returning students applying for 2012-13. The plan will serve our students who come from further away, but will unfortunately force long term partnerships with the Police College, SIAST and UofS students as well as local southern Saskatchewan students out of the residence market due to a shortfall of at least 250 rooms per year.

The new University of Regina Campus Master Plan investigated the need for residences extensively. Indeed, one of the key recommendations was to increase on-campus housing significantly in order to achieve a number of key community building objectives. The research clearly indicates that educational success correlates directly with living on campus and that the educational experience is far better for those living on campus. The recommendation approved in the Campus Master Plan is to increase housing to serve an on campus population of 20%. As such, without factoring in any growth, the immediate need is to double our campus residential capability or 1,200 bed spaces. It is suggested that this growth be staged and as such the scope of this project at this time is for 608 additional on campus beds.

City of Regina Rental Housing

Affordable rental housing is very scarce in Regina. The average apartment vacancy rate in Regina

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is 1.0 per cent (October 2010, CMHC), the second lowest vacancy rate in Canada for metropolitan areas. The supply of rental accommodation adjacent to the university campus has been reduced in recent years by conversion of rental units to condominiums, although a percentage of these conversions have been retained in the rental market. The Lakeview\Albert Park zone, typically favoured by students as a result of its easy access to the university and SIAST, has a vacancy rate of 0.6 per cent while the Wascana-University zone has a vacancy rate of 0.2 per cent. According to the Canada Mortgage and Housing Corporation's most recent report there were a total of 114 vacant private apartments in the whole Regina CMA in April 2009. CMHC predicts only a marginal increase in the vacancy rate during 2011.

The average rental rate for a two-bedroom unit in Regina is \$881 per month (October 2010). (This is more than the maximum \$873 figure established by Saskatchewan Housing as an affordable two bedroom apartment.) This is an increase of 6.3 per cent over the past year, following increases in excess of 10 per cent in the two previous years. Two-bedroom townhouses adjacent to the University campus typically rent for more than \$1400 per month.

First Nations and Métis Students

Many First Nations and Métis students at the University of Regina and First Nations University of Canada are female single-parents with one or more children. A recent report on First Nations students (Millennium Scholarship Foundation) identified that many of the challenges facing those planning to attend post-secondary education or already in college or university were related to:

- The need to care for children or other family members,
- The difficulty and stress of having to relocate outside their home community,
- Loneliness and a feeling of isolation, which would be exacerbated by having to live in dispersed locations distant from the campus, and
- The difficulty of paying for housing and childcare and being able to secure appropriate accommodations (including supplying references, deposits, etc.).

New residential housing for the University should significantly address these needs. First Nations and Métis students comprise more than 12 per cent of the 12,000 students at the University of Regina. This is an area of potential growth as the First Nations youth population grows and increasingly completes high school education.

International Students

Some of the issues identified for First Nations and Métis students also apply to a segment of the international student population who bring family with them or are visited for significant periods of time by parents or other family members. International students comprise more than 8 per cent of the 12,000 students at the University of Regina. This is also an area where the University is growing enrolments with an increase of over 10 per cent in the current year.

The international market is one that draws heavily on campus housing and tends to be a controllable variable. International students will all stay on campus if recommended by the University. Currently at the University of Regina, international students account for approximately 34% of the overall residence population on campus.

The ESL program relies heavily on a large Home Stay Program. If this program were to experience difficulties or the ability to place students in private homes was to diminish, these

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students would need to be housed on campus.

Two Daycare Facilities (90 Spaces each – total \$ 3.8M)

The need for suitable daycare is an important service at Universities. Such facilities are important for both students and for staff, with a significant need for students who are not in location for a long enough period to apply for the long lead times necessary to secure daycare spaces. The University of Regina has a serious shortage of daycare spaces currently.

A daycare facility was constructed by the University of Regina on the main campus in 1993. The facility is occupied by two daycare organizations, Awasis Child Care Co-operative and Wascana Co-operative Daycare. The purpose of the facility is to provide affordable daycare for students. For that purpose, the University and the Students Union each provide an annual grant to the daycares on the condition that at least 50% of the children in each daycare are children of currently enrolled students.

The current waitlist for daycare at the two on-campus daycares is in excess of 300 families (and this does not even consider the families who are in need, but chose not to bother putting their name on the list as it is too unlikely that they would ever get a space). The need for daycare at the University has grown critical as much of the overflow from campus was managed from other local daycares, but this has since dried up as families are commuting further and further to get daycare from wherever they can.

The University sees it as critical that we grow our daycare capability and that construction of daycare spaces are an integral part of each of our potential residence projects and perhaps other major capital initiatives. Discussions between the two current daycare providers, the University of Regina Student's Union, the University itself and the Ministry of Education (Early Learning & Child Care) are currently underway. The Awasis Child Care is currently on the Ministry of Education waitlist to expand for an additional 90 spaces. The submitted request is for capital funding to assist with the construction of a new centre, on-going Early Childhood Services Grant or Operating Funding to assist with wages and Subsidized Funding to support parent fees.

The business case challenges noted for University Residences are similar if not more challenging for the construction of daycare spaces to ensure that access to those daycare spaces remains affordable. The University will be seeking support from the government in the development of adequate daycare spaces to serve the University community and to therefore take pressure off spaces in the general economy.

The risk regarding the day-to-day operation of the daycares proposed is not an issue. The University intends to have the daycares operated in a fashion that is similar to what currently exists (i.e. that the University provides a small grant to the Daycares which are separate legal entities and the University manages the space and basically receives sufficient rent to cover the mortgage and operating costs of the facilities).

Location

The new Campus Master Plan recommends a traditional residential development site in the north-east corner of the campus, with two large courtyard buildings structured along an east west spine with primary frontages towards the lake. The new Campus Master Plan Concept Plan is attached as Annex A. The buildings envisioned in this plan are intended to create a new residential precinct that supports the viability and year-round use of amenities on campus, diversifies the

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housing options and provides expansion of our daycare capability. The massing of the residences is configured as slim L-shaped buildings of four or five stories in height. Two of the three buildings have a tower component at the corners, creating an overall building height of 10 to 12 stories. The massing focuses height inward towards the centre of the campus and transitions down toward the lake to optimize views to the lake and park, and to respect the character of the existing buildings fronting University Drive North. The buildings define two significant recreational open spaces for the north campus, and are structured along the North-South Pedestrian Mall. The building configuration provides a new welcoming interface and access both internally and externally.

Cost

In order to achieve a comfort level in costing this project we are fortunate to have some very recent experiences and three methods of estimating to give us confidence in our numbers. We recently opened our 693 bed residence in 2004 and have done an extension of that project cost factoring in local construction inflation to determine the costs for this project. We have also had local construction estimators do a detailed quantity take off of our residence in today's market. As a third test, the current residence construction project at the University of Saskatchewan is informative. The University of Saskatchewan is planning a three phase housing strategy. The first of these phases is an on-campus residence consisting primarily of 4 bedroom suites with bathrooms, kitchens and common areas. Planned for 1st and 2nd year undergrad students, the project includes 400 beds and aims to be completed by September, 2012. Their estimated cost per square foot is \$188. The cost per bed is approximately \$90,000. (These costs include roads and infrastructure, but not contingency, fees, and taxes.) Their overall project cost is approximately \$36 million, and required \$15 million of provincial government funding to be feasible.

The 608 bed University of Regina Residence Project could follow the same pattern, with an approximate cost of \$60.8M for the residence component with provincial government support of 40% or \$24.3M. A spreadsheet with the combined details for the UofS project, our 2004 project, and the estimates for this proposed 608 bed project is provided in Annex B. The key elements of the spreadsheet confirm that a suitable business case exists based on the comparison with our current residence project which is in good financial shape with an acceptable long term business plan. The operating costs and revenue for the new project would be very similar to that of the current residences, indeed, the rental rates in the two locations would by necessity be similar for similar types of rooms. The current mortgage of approximately \$37M on our North and South Towers at an interest rate of 6.1% and 693 rooms would be very similar to the anticipated \$36.5M mortgage necessary for the 608 room project, but with a far more favourable and conservative 5.0% interest rate anticipated.

A further detailed business case for the operations of the Residence is provided at Annex C. This business case has been prepared with a number of conservative assumptions regarding future inflationary revenue and expense increases. Further, the mortgage is adjusted for \$2,000,000 worth of additional interest accumulated during the course of construction and a worse case projection in case the residences fill slowly and only achieve 97% occupancy over the life of the project. An interest rate of 5.0% on a 25 year mortgage is used, but there is a chance we could perhaps secure an even better rate. At those assumptions, the new residence would become profitable after eight years, and would only accumulate a peak maximum debt of \$4.3M. This is a very attractive business case that would not put the University at risk. Without even considering the tangible benefits that better recruitment and retention would bring, the project would be a net benefit to the Ancillary and General Operating Budgets.

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The optimal size and scale of each Daycare is suggested as serving 90 children in a 6,000 to 7,000 square foot facility. A quality facility can be constructed to serve this need for approximately \$300 per square foot for a total project cost of approximately \$1.9M per Daycare. Each of the daycares would be physically separate and would be logically located with easy access to external play areas and suitable drop off and pickup.

As part of the Master Plan, underground parking is expected of all new major developments on campus. This reduces the unsightly and inefficient use of ground level parking on campus. The project is expected to facilitate approximately 150 cars at a cost per stall of approximately \$35,000. The total project cost for the underground parking component of the project is \$5.25M. The University established a Parking Trust Fund to support the construction of parking facilities such as this, and funds in the amount of \$2M would be provided from that fund to support this project. The remainder would be supported by a loan which would be paid from future parking revenues.

Development Approach (Public Private Partnership)

There are a variety of different ways to develop this project. The University has reviewed the methodology that was used by the University of Saskatchewan and was supported by the government. This Public Private Partnership methodology would work well for our project and could easily be adapted. The risk is low, and the University would still retain full design control of the project, but would engage a development partner and full design and construction team early in the project development process.

North American Indigenous Games - 2014

The University of Regina is proud to support a recent FSIN and City of Regina bid to host the 2014 North American Indigenous Games (NAIG). The bid committee expects significant support from the University of Regina and in particular for the University to be a major site for accommodation and food services. There are 5000 participants at a typical NAIG. Even if the University were to put three beds in every residence room, this still would only enable accommodation for 3600. The completion of this residence proposal by the 2014 Games would come close to satisfying most of the accommodation requirements of the Games. There is also a possibility that some funding assistance may be available from NAIG to support the construction. At minimum, NAIG would be paying for access to our residences and food services. It is strongly recommended that we seek approval and proceed with construction expediently to ensure this residence project is available to support this important opportunity for FSIN, the City, and the Province.

Implications:

Strategy:

The Campus Master Plan ultimately guides the development of the University's built environment in support of the University's Strategic Plan. Both see the creation of additional residences as strong enabling features in support of the plans. The key Strategic Plan objective is associated with Goal B3:

“Improve the University experience for students, promote their wellbeing, and foster stronger campus community and spirit...”

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The Campus Master Plan Vision Statement is

The University of Regina is: a visionary, inclusive, sustainable, vibrant place of learning with a campus setting that is beautiful, welcoming, and connected, with a strong sense of home, community, and belonging.

It goes on to express as one of the key principles to:

provide the spaces, places, and infrastructure to support a vibrant campus life, and a collective campus community

A key element of the strategic timing of this project is to seize the opportunity regarding the current housing challenge in the province and the willingness of governments at all levels to assist with this important initiative. Less than six months ago we were explicitly instructed by government officials that they would not consider direct funding assistance to University Residences. It is believed that the attitude may have changed, and more significant, it is believed that there may be real interest in governments to take a lead on solving this provincial challenge. We need to be ready to advance this project which had been dormant awaiting an opportunity such as this.

Financial:

The financing of the individual components of the residence and daycare project are noted above. The critical aspect of this project is the government support that would be necessary to enable the project. As noted, the research is clear and our experience with our current residences and daycare is that without some financial support the operating revenues are unable to cover the costs of operation. As such, 40% government funding is being requested for this project. The remaining components will be funded from operating revenues.

Policy/Legal:

In accordance with the *University of Regina Act*, Ministerial approval will be required for the full cost of the \$69.85M project.

Communications:

The Campus Master Planning process and outcomes have discussed the concept of adding residences extensively, as such; most of this will not be new to the University Community. However the speed with which we would be proceeding to construction would be new news. It is believed that this will be extremely well received by the internal and external community; however a special communication program will need to be created. In particular, a communication plan with government will be necessary.

Alternatives:

Alternate Locations. There have been discussions about residences being located in a variety of areas. One site that is being considered for future affordable family housing is the development of the Grant Road site currently leased to Innovation Place. The College Avenue Campus site has also been mentioned. The Campus Master Planning discussions entertained all the discussions of

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different locations and clearly and strongly confirmed that it is critical to build a strong on campus community which requires the preponderance of University housing to be built in the core of the main campus. Targeted smaller scale developments may be suitable in other areas, but on campus is where traditional residences need to be, and where the students want to be. In terms of the site selected on campus, this area is one of the few remaining areas to be developed and is intentionally being preserved as a site for residential expansion.

Alternate Funding. To be affordable, the cost per bed must be reasonable and must generally match market rates. Our current residences review market rates and student affordability and have developed pricing accordingly. This project uses a business case that extends the existing room rates and confirms that the only way the project is viable is for a capital contribution of approximately 40%. It is not anticipated that any donor or other windfall will provide the capital contribution necessary to enable this project. As such, the only alternative being pursued is government assistance. As mentioned above, there appears to be government recognition and support that this model is necessary and supported.

Alternate Delivery Methods. Given the capital government support that is necessary, the Public Private Partnership Model is recommended. Alternate delivery methods are very well known by the University and could also be employed. Without any difficulty other Construction Management, Design Build, Design-Tender-Construct methods could be employed. The Development Partner Model suggested will likely garner more political and public support and as such is recommended at this time for this project.

Alternate Size and Scope. The combination of Residence, Daycare and Underground Parking is a good mix for this project. All three are critical needs (underground parking in particular if the new development replaces surface parking). Eventually we will need additional residential construction. An alternative would be to build 1,200 spaces immediately. Our experience is that even with significant demand and a long wait list, filling a large increase in residence space is not instantaneous. It took a few years for the 693 beds to get to the 99% occupied steady state. As such growing our residence capability in phases makes sense. We could also scale back a little if necessary. The efficient use of space requires a high-rise component to the project and as such at minimum 400 beds is recommended. There are also economies of scale that come with a project of a larger scale and 400 beds is likely the lower end of that economy as well.

Alternative to do nothing. One option is always to do nothing. However doing nothing does not provide for important on-campus student housing, it also does not help the province in reducing the pressure across the City on affordable housing. There is a compelling rationale for providing more opportunities for students to live on campus, and for increasing the size of the on-campus student population. To begin, there is a large body of research demonstrating that students derive a variety of benefits from living on campus. Some of the positive outcomes that have been consistently demonstrated as being associated with on-campus living include:

- Higher retention rates and matriculation rates - students living on campus are more likely to stick with and complete their university education than those living off campus;
- Higher grade point averages, as acknowledged in the University of Regina 2010-2011 Operations Forecast, which states that “Academic studies show that students who live on campus perform better academically than those who don’t.”;
- Higher levels of engagement with campus programs, and involvement with extracurricular activities; and
- Greater social integration, interaction, and peer networking.
- An expectation that a larger on-campus student population will facilitate a more active and vibrant campus environment, supporting a more comprehensive range of services and

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amenities on campus, and expanded operating hours for both retail amenity and core campus services (such as library hours);

- More residence beds on campus, and a variety of unit types will help the University of Regina to compete with other institutions for out-of-province and international students;
- Expanded on-campus housing options, as well as expanded on-campus daycare facilities, could also broaden the size and increase the quality of the available applicant pool, providing further opportunity to enhance the academic atmosphere of the University
- As a result of their higher levels of engagement in campus life and interaction with peers, students living on campus would be more likely to develop strong ties to their University. This means they will be more likely to remain connected as alumni and to support future fund-raising efforts with respect to scholarships, research, building campaigns, and other emerging priorities.

April 16, 2011

Residence Concept

